

# Hacienda Heights Community Plan Update Background Report



Los Angeles County  
Department of Regional Planning  
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## Introduction

### *Setting*

Located in southeastern Los Angeles County, Hacienda Heights is a residential community of approximately 11 square miles nestled in the idyllic Puente Hills. On the north Hacienda Heights is generally bounded by Wildwood Drive, Clark Ave, Gale Avenue, and the 60 Freeway. On the south the boundary generally runs next to Skyline Drive and Skyline fire roads. On the west the community includes the Puente Hills Landfill and a small portion of the Rose Hills Memorial Park. On the east Azusa Avenue serves as the boundary between Hacienda Heights and Rowland Heights until Colima Road. The boundary continues south along the western edge of Schabarum Regional Park. At the end of Azusa Avenue the boundary between the two communities cuts through the Park, roughly bisecting the southern portion of the Park between the two communities. The formerly agricultural community is known today, as it has been since the 1960s, as a residential community. An attractive and mature community, Hacienda Heights was home to approximately 60,000 residents in 2000. The quiet residential community is both ethnically and economically diverse, and residents value a peaceful way of life, scenic views, lovely parks and excellent schools.

### *History*

The Gabrielino Indians were the first inhabitants of the area until the establishment of vast Spanish and Mexican Ranchos in the mid-eighteenth century. The area known today as Hacienda Heights was first settled in the early 1840s by John Rowland and William Workman, European businessmen who had originally settled in New Mexico where they had operated a successful trading post. The entrepreneurs were attracted to southern California by the Gold Rush and newly available mission lands following Mexico's independence from Spain. The men initially raised cattle and later grew wheat and wine grapes; by the late 1840s they grew their rancho into a self-sufficient agricultural enterprise. Rancho La Puente, as it was known, became renowned for raising cattle and sheep, growing and milling wheat, and cultivating grapes and fruits for brandies and wines. In fact, Rowland was the first large commercial wine manufacturer in California. In 1851, La Puente Rancho was split between Rowland on the east side and Workman on the west side, but both men continued their agricultural pursuits.

In the 1870s, new railroad lines attracted numerous settlers to La Puente Valley. During that time, Rowland and Workman allowed the railroad to extend across their property. Southern Pacific Railroad completed its first trunk line through La Puente Valley in 1876. Santa Fe Railroad opened its competing line in 1881. The resulting rate war brought thousands of settlers to the area, and land subdividing began.

By the early 1900s, La Puente Valley was known for its abundance of citrus, walnut, and avocado crops, and maintained its agricultural character, mixed with growing industrial development of oil, banking, and communications. This trend continued through the middle of the twentieth century. The new Salt Lake Line extended through the area, making it possible to ship fruit to larger markets. In 1912, Anita Baldwin sold a 1,826-acre tract to Edwin G. Hart and Jed Torrance, who subdivided that land, located on the northern side of Puente Hills, into small citrus and avocado groves and called it North Whittier Heights. The following year, Turnbull Canyon Road was carved out of the Puente Hills to connect with the development in Whittier.

Around 1914, settlers began planting orange, lemon, avocado and walnut trees. When the crop reached maturity, the growers organized into the North Whittier Heights Citrus Association and opened a packing plant near Clark and Ninth Avenues. Prior to that, fruit was hauled to Whittier. Also in 1914, the community's oldest club, the Monday Club (later the North Whittier Heights Club and subsequently the

Hacienda Heights Woman's Club), was formed for assisting "people who need help and providing social activities for women in local communities." In 1915, a small settlement called Hillgrove developed around the new packing plant, and a railroad station named Hillgrove was built nearby. Circa 1915, "Hillgrove was a settlement that existed mostly on paper. According to a 1990 article in *The Hacienda Heights Highlander*, the settlement featured only the freight station, a telegraph office and a general store."

Water reached the area in quantity in 1921 when the reservoir at Hacienda and East Road was completed. As the distribution system developed upward over the hills, a blanket of green groves followed. The early 1920s also saw the peak of avocado development. Hundreds of people were employed, including engineering crews, mule skinner, nursery men, and laborers, building roads and pipelines, contouring the hills and planting avocados all throughout the area. Agriculture in the early days was not limited to avocados; flowers and vegetables such as rhubarb, cucumbers, tomatoes and string beans also abounded, and oranges and lemons were planted in the valley lands.

Some magnificent homes were constructed in the area in the late 1920s and early 1930s. Homes ranged from summer cottages and modest farm houses to sublime mansions and spectacular view sites. Nearly all homes were individually designed. Many were hidden in the irregular tree-covered terrain, accessible only by private roads; this remains a distinguishing characteristic in the hilly parts of the community today.

In the early 1940s, the citrus fruit producing area became known as North Whittier Heights, where farmhouses were scattered throughout a countryside dominated by orange and walnut groves. The citrus packing house, at that time a division of Sunkist, gave the area its identity. But by the mid-1940s, walnut and citrus growing in California became unprofitable due to pests, diseases and the Great Depression. The slump was only temporary, with production rebounding during and after the war. Regardless, the region experienced a building boom after World War II that eventually edged out agriculture in favor of development. In 1948, the Hacienda Heights Improvement Association (HHIA) was founded, and Robert Craig was the first president.

In the early 1950s, subdivision activity started around Kwis Avenue. Post-war growth in the valley spurred growth in the school system and, in 1951, four new school buildings were built for about half a million dollars.

In 1960, the 269<sup>th</sup> Branch of the Los Angeles County Public Library opened in Hacienda Heights. Shortly after, development extended along Hacienda Boulevard in areas formerly reserved for citrus groves. In 1961, following efforts driven by HHIA, the name was changed from North Whittier Heights to Hacienda Heights. In 1964, *The Highlander* newspaper started, and around that time the 60 Freeway was extended past the 605. Also during the 1960s, the fruit packing house barracks for seasonal workers were sold and converted into the first school in North Whittier Heights (during construction of Hillgrove School) and the area's first Methodist Church (prior to the completion of St. Matthew's church).

Development in Hacienda Heights reached a feverish pitch in the 1970s and the community began experiencing the impacts of rapid growth, residents expressed concerns about the adequacy of services, particularly police and parks. In 1978, the Community General Plan was developed with the strong participation of the Hacienda Heights Improvement Association and adopted by the Los Angeles County Board of Supervisors. The 1978 Community General Plan continues to provide development guidelines for Hacienda Heights until the proposed Community Plan update is adopted by the Board of Supervisors.



The 1980s and 90s witnessed increased involvement of the local community in voicing their concerns over growth-related issues. In 1980 the Local Agency Formation Commission placed over 2,000 acres of Hacienda Heights in the “spheres of influence” for the cities of Whittier and Industry. In 1983 landslides attributed to development impacts caused damage to homes, sewer systems, and roads. A fire in 1989 damaged additional homes in the community. In 1990 the Puente Hills Landfill expanded closer to residential areas. The historic citrus packing house was converted into a warehouse and few relics of the agricultural era remained. In spite of some sentiment for cityhood during these decades, Hacienda Heights remained an unincorporated community. Trends in growth, development, and community participation in the 1980s and 1990s brought planning-related issues to the forefront and strengthened community involvement in shaping the future of Hacienda Heights (Los Angeles County Public Library, 2008).

Today, residents of Hacienda Heights face many challenges familiar to their predecessors— continuing population growth, the need for additional and affordable housing, and natural constraints on development, to name a few. Nevertheless, the community has a rich history of participation in the community planning process and organizing to achieve their vision and protect the assets they value most. These include picturesque residential areas, beautiful views, excellent schools and parks, and a wealth of cultural and religious institutions, including one of the largest Buddhist temples in America, the Hsi Lai Temple. Neighbors from diverse cultural backgrounds know and respect each other, children are provided for at home and challenged at school, and newcomers can partake in the same benefits residents have long enjoyed, such as open spaces, scenic vistas, and a well-earned sense of community.

## **Community Development**

### ***Past Planning Efforts***

Community planning has a long history in Hacienda Heights. The first Community General Plan was adopted by the Los Angeles County Board of Supervisors on October 31, 1978. That Plan was prepared by the Hacienda Heights Planning Advisory Committee, working in conjunction with the staff of the Department of Regional Planning. It contained community-wide goals and specific policies pertaining to land use, circulation, scenic highways, environmental resource management, housing, and noise. This Plan replaces the previous Plan in its entirety. It covers most of the issues that were important to the community in the 1970s, while addressing new issues and establishing a strong framework for Plan implementation. Working in conjunction with the countywide General Plan, this Plan serves as the regulatory and development tool to guide development in Hacienda Heights.

### ***1978 Community Plan Land Use***

Adopted in 1978, the Hacienda Heights Community General Plan has served as the land use planning document for the community for thirty years. This plan guided the development and management of land within the community through its goals and policies. Additionally, the Plan’s land use map designated allowable uses and densities for land within the community. The land use patterns and densities in the community that we observe today are in part a result of this Plan.

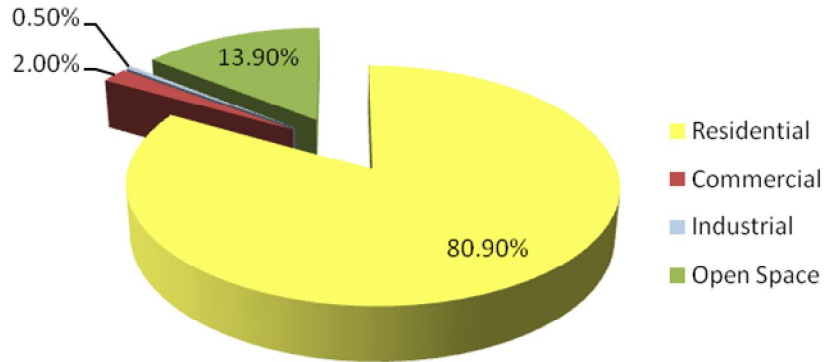
The Plan’s land use map designated Hacienda Heights as a predominantly residential community with limited commercial and industrial uses. The goals and policies of the Plan supported open space dedication for new development, which has resulted in the community’s abundant park system today. Consequently the Plan was successful in maintaining Hacienda Heights as a predominantly single-family community and in ensuring adequate park space with new development.

As shown in the 1978 Land Use Map (see Map 1: 1978 Land Use Plan) and table, the majority of Hacienda Heights is designated as U1 or U2 or Urban 1 and Urban 2. These land use designations provide for urban hillside and large lot or low density residential areas. Large portions of the community are also designated as N1 or N2, or Non-Urban 1 and Non-Urban 2. Non-Urban designations allow low density non-urban residential development with single-family dwellings, agricultural, or recreational uses. Large Open Space designated lands exist on the eastern and western edges of the community, with small pockets of open space designated throughout. Commercial designated areas exist along Hacienda Blvd. and Azusa Ave. and in several other small pockets throughout the community.

**Table 1: 1978 Land Use Plan**

LU Category	Acreage	% of Total
N1	455.4	6.0%
N2	1,061.4	14.0%
U1	2,353.0	31.0%
U2	2,029.2	26.7%
U3	178.3	2.3%
U4	45.6	0.6%
U5	17.4	0.2%
C	155.1	2.0%
I	34.4	0.5%
O	1,056.3	13.9%
TC	203.6	2.7%
<b>Total:</b>	<b>7,589.7</b>	

**Chart 1: 1978 Land Use Plan Summary**



Source: Los Angeles County Department of Regional Planning, The Hacienda Heights Community General Plan 1978, GIS Section. 2008c.

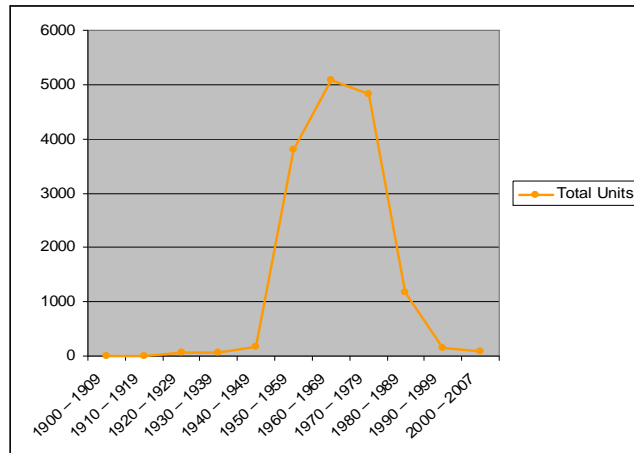
## ***Building Trends***

According to Los Angeles County Assessor data, the pace of development in Hacienda Heights increased dramatically and rapidly beginning in the 1950s. The intensity of development, characterized by the number of buildings built in a given decade, peaked in the 1960s, continued through the 1970s, and leveled off in the 1980s, by which time the community was almost entirely built out. The following data show the sharp increase, continued growth, and eventual tapering off of development activities. Development in the community originated along Gale Avenue and Turnbull Canyon Road in the early 1900s (see Map 2: Building Trends). Development in the northern area of the community at this time included small lot single-family residential tract homes, while development in the more steeply sloping southwestern portion of the community took the form of large-lot single family residences that were individually designed.

**Table 2: Building Trends**

Year Built	Total Units
1900 – 1909	1
1910 – 1919	10
1920 – 1929	74
1930 – 1939	67
1940 – 1949	170
1950 – 1959	3,808
1960 – 1969	5,076
1970 – 1979	4,816
1980 – 1989	1,184
1990 – 1999	153
2000 – 2007	80

Source: Los Angeles County Office of the Assessor. 2007.

**Chart 2: Total Units Built by Decade**

Through the 1950s development was concentrated in these areas and expanded south of what is today the 60 Freeway along both sides of Hacienda Blvd. to Halliburton Road. The 1960s saw a rapid and expansive development of the community south towards the hills and by the end of that decade the community extended to Colima Road in the south and outward to the eastern and western edges of the boundary we see today.

The last major remaining open lands Hacienda Heights were developed in the 1970s. Development during this decade occurred along the southern fringe and eastern portion of the community. Development during the 1980s was limited and occurred in a few areas along the southern and eastern boundaries. By this time the community was largely built out. In the 1980s, 1990s, and 2000s the very limited development that occurred included redevelopment of previously developed areas, infill development, and development of natural areas, including hillsides, high fire, high sloping areas, in the southernmost edges of the community.

### ***Subdivision Activity***

As of June 2009 there are 19 active subdivision applications in Hacienda Heights (see Map 3: Subdivision Activity). The majority of these are small (less than 3 acres, less than 10 units) subdivision applications for single-family residences or condominiums. Most of the applications for subdivisions are located near the 60 Freeway, mostly north of the Freeway.



**Table 3: Subdivision Activity**

Tract No.	Location	Date Received	Acres	Lots	Units	Status
PM26605	905 S. Turnbull Canyon Road	Jul 2, 2003	0.33	2 SF	2 SF	Recorded
TR53605	B/T Kinbrae Ave. and 9th Ave. South of Clark Ave.	Apr 5, 2006	0.37	1 Condo	6 Condo	Approved
PM26834	1226 Galemont Ave.	Nov 25, 2003	0.43	2 SF	2 SF	Recorded
PM061855	1214 Galemont Ave.	Mar 5, 2006	0.46	1 Condo	3 Condo	Pending
PM062989	15443 Garo St.	Feb 13, 2006	0.52	3 SF		Approved
PM26276	1156 Farmstead	Feb 26, 2001	0.6	3 SF	3 SF	Recorded
PM063841	1431 Dunswell Ave.	Apr 3, 2007	0.75	1 Condo	4 Condo	Pending
PM21341	3250 Dulzura Dr. S. of Chella Dr b/t Budleigh Dr. and Capa Dr.	Feb 26, 1992	0.78	2 SF	2 SF	Inactive/ Denied
PM060823	1416 Dunswell Ave.	Aug 10, 2004	0.83	1 Condo	4 Condo	Recorded
TR063444	1127 Kwis Ave.	Feb 10, 2008	0.86	1 Condo	5 Condo	Pending
PM067978	15325 Cargreen Ave.	Jan 1, 2008	0.97	3 SF	3 SF	Pending
PM063463	2576 ½ Turnbull Canyon Rd.	Sep 24, 2006	1.02	3 SF	3 SF	Pending
TR065296	15577 Denley St.	Jun 20, 2007	1.87	10 SF	10 SF	Pending
TR54367	14425 GALE AV	Jun 14, 2006	2.03	10 SF	10 SF	Approved
PM24317	3260 Dulzura Dr.	Jul 23, 1996	2.37	4 SF	4 SF	Pending
PM18420	14854 Las Tunas Dr.	Mar 16, 1987	3.19	2 SF	2 SF	Inactive
TR53150	15170 Los Altos Dr.	Aug 20, 2000	4.31	10 SF	10 SF	Recorded
TR51671	Term Holmes Circle	Jun 9, 1999	9.21	12 SF	12 SF	Inactive
TR060973	2342 Via Cielo	Oct 21, 2007	12.35	12 SF	12 SF	Pending
TR48120	W of Colima near Casino Dr. B/T Hacienda Dr. & Whittier Blvd.	Jan 22, 1991	30.02	31 SF	3 SF	Inactive/ Denied
TR51153	S. Apple Creek Lane South of Dawn Haven Road	Aug 19, 2007	114.03	47 SF 4 OS 1 Park 1 Public	47 SF	Pending

Source: LA County Department of Regional Planning, GIS Section, June 2009.

### ***Vacant Residential Parcels***

According to a GIS survey using Tax Assessor data, there are currently 256 vacant residential parcels in Hacienda Heights. While the parcels range in size, most (88%) are less than two acres (Los Angeles County Department of Regional Planning. 2008d).

**Table 4. Parcel Size**

Parcel Size in Acres	Number
Less than .25	78
0.25 -0.49	35
0.5 - 0.74	16
.74 - .99	29
1.0 - .99	68
2.0 – 2.9	9
3.0 – 3.9	8
4.0 – 4.9	4
5.0 – 10	3
Greater than 10	6
Total	256

Source: Los Angeles County Department of Regional Planning. 2008d. GIS Section.

## Demographic Characteristics

### Population Trends

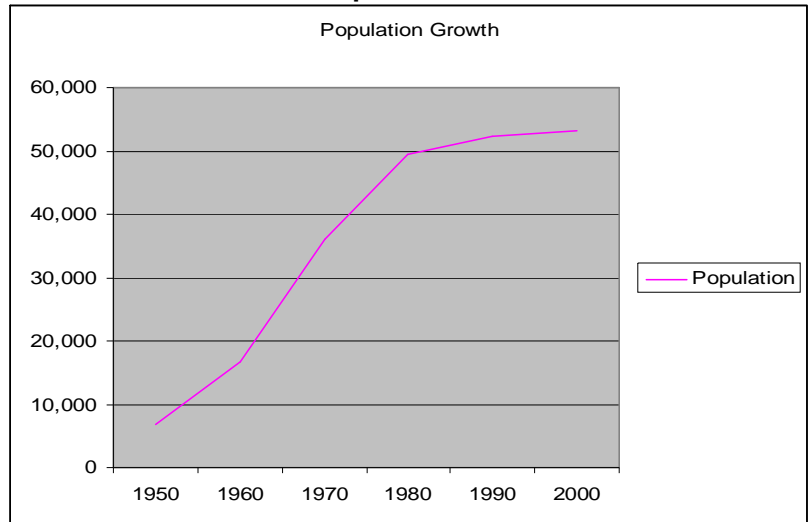
Hacienda Heights experienced significant population growth between 1950 and 1980. The following US Census data show the steady increase in population over the past 50 years and percent change from decade to decade.

**Table 5: Population Data**

Census Year	Population	Increase
1950	6,831	
1960	16,667	144%
1970	35,969	116%
1980	49,422	37%
1990	52,354	6%
2000	53,122	1%

Source: U.S. Census Bureau. Decennial Censuses. 1950-2000.

**Chart 3: Population Growth**



### Population Projections

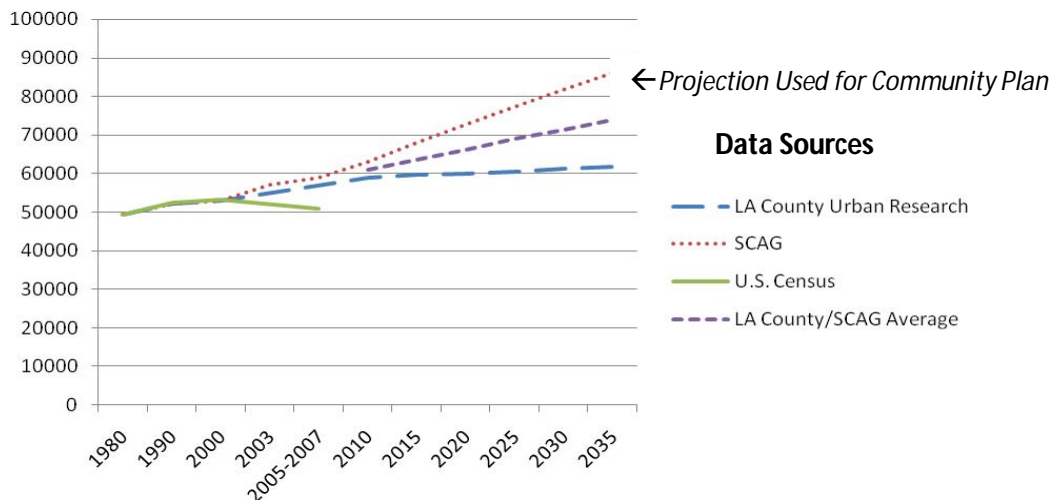
Population growth projections for Hacienda Heights were obtained from the Southern California Association of Governments (SCAG) 2008 Regional Transportation Plan Growth Forecast for the years 2003-2035 and the Los Angeles County Chief Executive Office Urban Research Division for the years 2010-2020. In order to compare the projections for the same years, estimates for 2025-2035 were extrapolated from the Urban Research projections by DRP based on the growth trend in the data provided from 2010-2020. The Urban Research Office estimated an average 0.82% population growth every five years during that period. Based on this trend DRP projected 1% growth every five years from 2020-2035. This estimate is commensurate with the U.S. Census Bureau, which shows minimal growth and even recent decline in population in the community (1.45% growth in population from 1990 to 2000 and a 4.16% decline in population from 2000 to 2005-2007). Actual population data from the Decennial Census and U.S. Census American Community Survey were also used to depict growth trends. The population analysis used to support changes in the Land Use Policy Map represents a balancing and reconciliation between these data sources in order to estimate the most accurate future population possible, while maintaining consistency with the population trends and projections outlined in the Countywide General Plan.

Population growth in Hacienda Heights slowed dramatically beginning in the 1980s and was only 1.45% between 1990 and 2000. According to the U.S. Census Bureau, population in the community actually declined 4.16% since 2000. The Los Angeles County Urban Research projections followed this trend most closely, with an average 0.82% population growth every five years between 2010 and 2020. The SCAG projections are significantly more accelerated, with 6% projected growth every five years from 2005 to 2035. The Census data, projections, and an average of the LA County and SCAG projections are presented in the table and chart below.

**Table 6: Population Projections for Hacienda Heights** (number of persons per year)

	1980	1990	2000	2003	2005-2007 <sup>i</sup>	2010	2015	2020	2025	2030	2035
U.S. Census	49,422	52,354	53,122		51,000						
LA County Urban Research						59,006	59,641	59,983	60,583	61,189	61,801
SCAG				57,259	59,049	63,162	67,907	72,689	77,320	81,806	86,098
LA County/SCAG Average						61,084	63,774	66,336	68,951	71,497	73,949

Source: U.S. Census Bureau Decennial Census 1980, 1990, 2000; U.S. Census Bureau 2005-2007 American Community Survey; Los Angeles County Office of Urban Research Population Projections, 2008; Southern California Association of Governments, *2008 Regional Transportation Plan*.

**Chart 4: Population Projections for Hacienda Heights from Various Sources**

## Race and Ethnicity

Once a predominantly Caucasian suburb, Hacienda Heights is now characterized by an approximately even distribution of White, Hispanic or Latino, and Asian residents. The 2000 US Census demographic breakdown is depicted in Table 8 below.

**Table 7: Race and Ethnicity Data**

Race	1990	1990 Percent	2000	2000
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<sup>i</sup> U.S. census data for this column is for the 2005-2007 3-year period. SCAG data for this column is for 2005.

	Population		Population	Percent
White	30,956	59%	21,797	41%
Hispanic/Latino <sup>ii</sup>	16,763	32%	20,320	38%
Asian	14,283	27%	19,174	36%
African American	1,100	2%	825	2%
Two or more	N/A	N/A	2,063	4%
Other	5,710	11%	8,883	17%

Source: U.S. Census Bureau. 1992. 2000a.

Of all residents in Hacienda Heights, 40.2% were foreign born in 2000. Compared with California as a whole, Hacienda Heights has an African American population significantly below the state average, and Hispanic and foreign-born populations significantly above the state average. (Source: U.S. Census Bureau. 1990, 2000).

### ***Age Distribution***

In 2000, the average age of Hacienda Heights residents was estimated at 37. The age distribution, according to the 2000 US Census and The American Community Survey, follows.

**Table 8: Age Data: 1990 – 2000**

Age	1990 Population	2000 Population	% Change
Under 5	3,408	3,006	-12%
5-24	16,400	15,370	-6%
25-44	15,808	14,820	-6%
45-54	7,443	7,758	4%
55-59	2,855	3,236	13%
60-64	2,401	2,613	9%
65-74	2,917	3,973	36%
75-84	948	1,914	102%
85 and over	174	432	148%

Source: U.S. Census Bureau. 1992, 2000a.

Following national trends, Hacienda Heights has experienced a growing senior population. Additionally, there is a decreasing population of children, young adults, and adults under the age of 44.

### ***Births***

Based on the California Department of Health Services Birth Records, The number of births in Hacienda Heights (zip code 91745) per year is depicted in Table 9.

**Table 9: Births**

Year	# of Births
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<sup>ii</sup> Hispanics could be counted in other races, as well, so total can be greater than 100%.

<b>1990</b>	806
<b>2000</b>	718
<b>2001</b>	612
<b>2002</b>	638
<b>2003</b>	646
<b>2004</b>	632
<b>2005</b>	657
<b>2006</b>	701
<b>2007</b>	718

Source: California Department of Health Services. 2006.

Tables 10 and 11 show the total number of births by mother's ethnicity and mother's age in ZIP Code 91745 (California Department of Health Services. 2006).

**Table 10: Births by Race/Ethnicity**

<b>Race/Ethnicity</b>	<b>2006 Births</b>
White/Caucasian	6.56%
Hispanic/Latino	52.64%
Asian/Asian American	39.51%
Other	01.29%

**Table 11: Births by Mother's Age**

<b>Mother's Age</b>	<b>2006 Births</b>
Less than 20 years	07.42%
20 to 29 years	37.38%
30 to 34 years	32.10%
35 years and above	23.11%

Source: California Department of Health Services. Birth Records. 2006.

## ***Mortality***

Table 12 lists estimates of annual number of deaths reported by the California Department of Health Services for zip code area 91745.

**Table 12: Mortality**

<b>Year</b>	<b># of Deaths</b>
<b>1990</b>	236
<b>2000</b>	350
<b>2001</b>	292
<b>2002</b>	295
<b>2003</b>	318
<b>2004</b>	326
<b>2005</b>	350

Source: California Department of Health Services. 2005.

## ***Educational Attainment***

The education level of the community's adult population (25 years and older) is consistent with the County and State overall. The levels of educational attainment are shown in Table 13.

**Table 13: Educational Data**

<b>Level Completed</b>	<b>2000 Population</b>	<b>2000 Percent</b>
------------------------	------------------------	---------------------



High school / equivalency	7,558	21.8%
Associate's / Some college	10,071	29.1%
Bachelor's	7,186	20.7%
Master's / Doctorate / Professional	3,454	10.0%

Source: U.S. Census Bureau. 1992, 2000a.

## Housing

### *Housing Stock*

According to the 2000 US Census, Hacienda Heights contains 16,356 housing units. Only 365 of these units were vacant, with 29.6% of available for sale only, 16.2% available for rent, and 11.2% available for seasonal, recreational, or occasional use. At that time 86.9% of the housing units were 1-unit detached or attached units and only 5.1% were in buildings with 10 or more units. Almost all of the housing had complete plumbing and kitchen facilities, with only 0.5% and 0.7% of the housing stock lacking these amenities respectively. Housing density was roughly 1,436 housing units per square mile. Nearly 80% of the housing units are owner-occupied, which is higher than County and State-wide averages. The median value of homes was \$230,800 and median gross rent was \$946 (U.S. Census Bureau. 2000c).

According to an analysis of Assessor Use Codes, the majority of housing units (over 95%) are single family residences, accounting for 85% of the total properties in Hacienda Heights. The same study also shows that 91% of the total acreage in Hacienda Heights is residential (Los Angeles County Office of the Assessor. 2007).

In June 2007 a subprime mortgage crisis began in the United States when two Bear Stearns hedge funds collapsed. As homeowners defaulted on subprime mortgages, foreclosures increased throughout the nation. In the San Gabriel Valley, 11,550 homes were listed as foreclosed by October 2008. Between April and October of 2008, foreclosures in the San Gabriel Valley increased by 41%. In the same time period foreclosures in Hacienda Heights increased by 15% and the total number of foreclosed homes reached 403 units (Realty Trac. 2008).<sup>iii</sup>

### *Household Income*

The median household Income of Hacienda Heights is \$68,558. This represents an increase of 16% since 1999. The increase reflects two dynamics: a decline in households in the middle to lower income categories and significant increases in upper income households. (U.S. Census Bureau. 1992, 2000c; 2009b).

During the period from 1999 to 2007 the number of households declined by 4%. The decline was most pronounced in households with income of 74,999 or less. Conversely trends also indicate a significant growth in households in the brackets of \$100,000 or more.

**Table 14 (A): Hacienda Heights Household Income: 1999**

<sup>iii</sup> Data also provided by the San Gabriel Valley Council of Governments.

Household Income	No. of Households	%
Less than \$10,000	988	6.2
\$10,000 to \$14,999	606	3.8
\$15,000 to \$24,999	1,260	7.9
\$25,000 to \$34,999	1,602	10.0
\$35,000 to \$49,999	2,148	13.4
\$50,000 to \$74,999	3,588	22.5
\$75,000 to \$99,999	2,552	16.0
\$100,000 to \$149,999	2,024	12.7
\$150,000 to \$199,999	723	4.5
\$200,000 or more	491	3.1
Total Households	15,982	100.0
Median Household Income: \$59,485		

Source: U.S. Census Bureau. 2000c

**Table 14 (B): Hacienda Heights Household Income: 2005-2007**

Household Income	No. of Households	%
Less than \$10,000	829	5.4
\$10,000 to \$14,999	555	3.6
\$15,000 to \$24,999	957	6.2
\$25,000 to \$34,999	1,131	7.4
\$35,000 to \$49,999	1,952	12.7
\$50,000 to \$74,999	3,013	19.6
\$75,000 to \$99,999	2,209	14.4
\$100,000 to \$149,999	2,273	14.8
\$150,000 to \$199,999	1,503	9.8
\$200,000 or more	912	5.9
Total Households	15,334	
Median Household Income: \$68,558		

Source: U.S. Census Bureau. 2009b.

**Table 14 (C): Change in Household Income in Hacienda Heights: 1999 - 2007**

Household Income	No. of Households: 1999	No. of Households: 2005-2007	Change	% Change
Less than \$10,000	988	829	-159	-16%
\$10,000 to \$14,999	606	555	-51	- 8%
\$15,000 to \$24,999	1,260	957	-303	- 24%
\$25,000 to \$34,999	1,602	1,131	- 471	- 29%
\$35,000 to \$49,999	2,148	1,952	- 196	- 9%
\$50,000 to \$74,999	3,588	3,013	-575	-16%
\$75,000 to \$99,999	2,552	2,209	-343	- 3%
\$100,000 to \$149,999	2,024	2,273	+249	+12%
\$150,000 to \$199,999	723	1,503	+780	+107%
\$200,000 or more	491	912	+421	+ 86%
Total Households	15,982	15,334	-648	- 4%
Median Household Income			+ \$9,703	+ 16%

Sources: U.S. Census Bureau. 2000c; 2009b.

Median and mean household income are also significantly (30%) higher in Hacienda Heights compared with the County overall.

**Table 14 (D): Median & Mean Household Income: Hacienda Heights and Los Angeles County**

	Los Angeles County	Hacienda Heights	Difference	%
Median Household Income	\$52,628	\$68,558	+\$15,930	+30%
Mean Household Income	\$75,858	\$88,361	+\$12,503	+16%

Source: U.S. Census Bureau. 2009b; 2009d.

### ***Household Size***

According to the U.S. Census Bureau, in 1990 there were 3.34 persons per household and 10% of housing units had more than one person per room. In 2000, the average household size was 3.32 people and 13.7% of housing units had more than one person per room (Source: U.S. Census Bureau. 1992; 2000c).

### ***Housing Tenure***

The majority of residents in Hacienda Heights live in homes that they own. U.S. Census Bureau estimates that in 1990 80.9% of housing units in Hacienda Heights were owner-occupied while 19.1% were renter occupied. Ten years later in 2000 those numbers remained approximately the same, with 79.5% of units being owner-occupied and 20.5% being renter-occupied (Source: U.S. Census Bureau. 1992; 2000c).

### ***Projected Housing Needs***

The number of housing units needed to accommodate growth is based upon the following formula:  
*[Number of Housing Units Needed = Projected Population/Average Household Size]*

The average household size in Hacienda Heights according to the U.S. Census Bureau (2005-2007 American Community Survey) is 3.3 persons. Using this figure the projected housing needs in Hacienda Heights are displayed in the table and chart below.

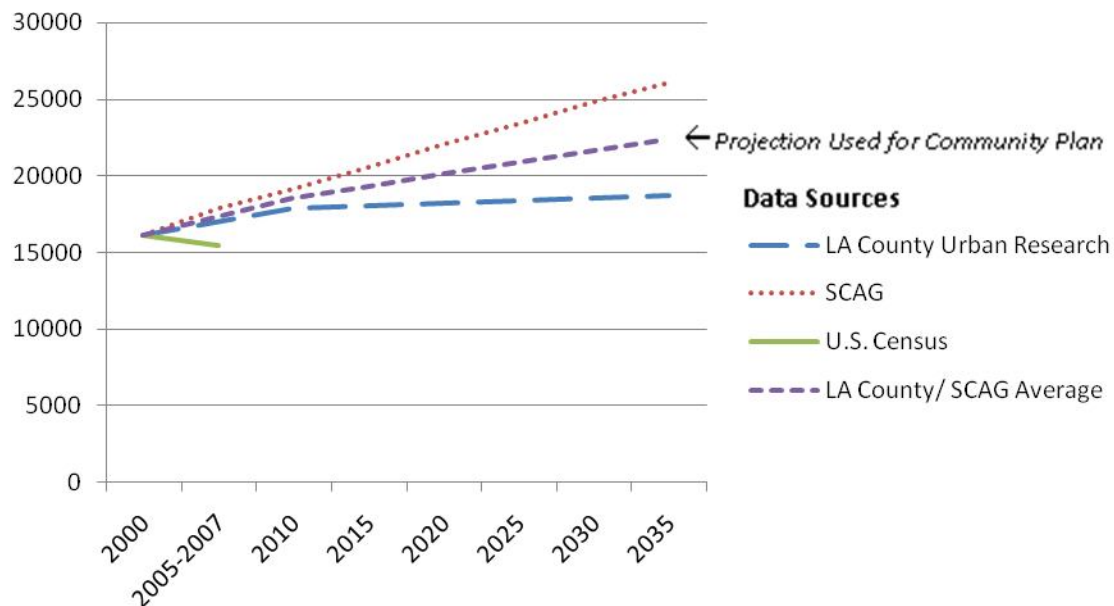
**Table 15: Projected Housing Needs** (number of housing units per year)

	2000	2005-2007 <sup>iv</sup>	2010	2015	2020	2025	2030	2035
U.S. Census	16,097	15,455						
LA County Urban Research			17,881	18,073	18,177	18,358	18,542	18,727
SCAG		17,894	19,140	20,578	22,027	23,430	24,790	26,090
LA County/SCAG Average			18,510	19,325	20,102	20,894	21,666	22,409

Source: U.S. Census Bureau Decennial Census 1980, 1990, 2000; U.S. Census Bureau 2005-2007 American Community Survey; Los Angeles County Office of Urban Research Population Projections, 2008; Southern California Association of Governments, *2008 Regional Transportation Plan*.

**Chart 5: Projected Housing Needs** (number of housing units per year)

<sup>iv</sup> U.S. census data for this column is for the 2005-2007 3-year period. SCAG data for this column is for 2005.



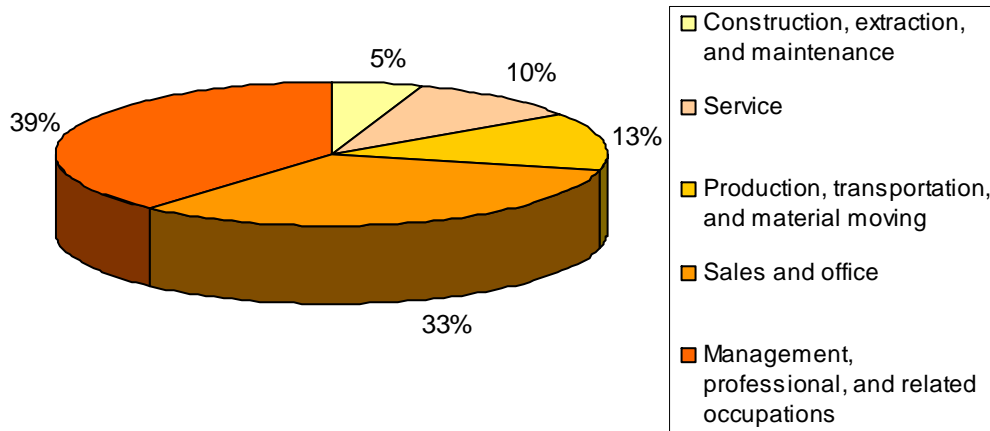
Alternatively, housing needs can be determined based on the Regional Housing Needs Allocation, or RHNA which is developed by SCAG. For the 2008-2014 Housing Element planning period the allocation for Hacienda Heights was approximately 2,390 units. According to the LA County Assessor, as of 2008 there were 17,044 units in the community. Therefore, the total allowable units in the community would have to be 19,434 or more by 2014 to accommodate the RHNA. This number is significantly close to the 2015 projected housing need of 19,325 units using the average of the LA County and SCAG projections. The average of the SCAG and LA County projections provides a more realistic estimation of growth in the community than the regional-based SCAG projections alone and is more closely related to growth trends in the community for the past thirty years. Based on these factors and the fact that the community is largely built out, the average of LA County and SCAG projections are used to determine housing needs in the community.

## Social and Economic Context

### *Economic Conditions*

According to the U.S. Census Bureau, in 1989 median household income in Hacienda Heights was \$51,837. Median household income in Hacienda Heights in 1999 increased to \$59,485. At this time median income was \$67,136 for married couples, \$40,875 for female householders with no husband present, and \$32,886 for non-family households. 7.3% of families had income below the poverty level; however, the percentage was larger for children under 18 years and adults 65 years and over. 10.1% of people in these age groups had incomes below the poverty level. According to the Census 2000 Brief *Poverty: 1999* issued in May 2003, the poverty level at this time was approximately \$13,290 for a three person family, \$17,029 for a four person family, and \$8,501 for an individual nation-wide (average size in Hacienda Heights was 3.32 persons per household and 3.58 persons per family). Per capita income was \$21,893. Median earnings were \$41,238 for male workers and \$31,563 for female workers who worked full-time year-round.

Also in 2000 according to the US Census Bureau 57.7% of persons over the age of 16 in Hacienda Heights were in the labor force. 5.7% of persons in the labor force were unemployed. As shown below, management, professional, and related occupations accounted for the largest percentage of occupations.

**Chart 6: Population by Occupational Type**

Source: U.S. Census Bureau, Census 2000

Most employed persons who live in Hacienda Heights work outside of Hacienda Heights. According to the U.S. Census Bureau's Local Employment Dynamics data, there were a total of 715 persons who lived and worked in Hacienda Heights in 2006, or only 3.3% of workers counted. 15.3% of workers who lived in Hacienda Heights worked in the City of Los Angeles and 11.6% worked in the City of Industry.

Of workers age 16 and over 13.1% traveled to work in car pools, 2% used public transportation, and 80.1% drove alone. Of those who did not work at home, the mean travel time to work was 32.6 minutes and 13.7% worked outside of Los Angeles County. Only 4.3% of households had no vehicle available (U.S. Census Bureau. 2000b).

According to the U.S. Census Bureau's Annual Zip Code Business Patterns data, in 2006 there were 1,232 business establishments in the 5-digit zip code area that includes Hacienda Heights.<sup>v</sup> 61% of these employed between one and four employees. Most of these businesses were in the wholesale industry (24%), followed by health care and social assistance (10%), retail trade (9%), and accommodation and food services (8%) (U.S. Census Bureau. 2006a).

### ***Crime Statistics***

Hacienda Heights is located in Los Angeles County Sheriff Field Operations Region III. According to the most recent statistics available from the Los Angeles County Industry Station, the crime rate for Hacienda Heights is generally lower in most categories of reported crime in comparison to the remainder of the County with exception to burglary (see Table 16 and Chart 5). Table 17 provides the annual change in reported crime.

**Table 16: Hacienda Heights and Los Angeles County Crime Statistics**

Reported Incident	Los Angeles	Rate Per 10,000	Hacienda Heights:	Rate Per
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<sup>v</sup> The 91745 Zip Code area includes all of Hacienda Heights plus a very small portion of the City of Industry so the numbers are higher than those for Hacienda Heights alone. This is the most accurate level of data available.



	County: Number of Incidents	Population*	Number of Incidents	10,000 Population**
Criminal Homicide	277	0.94	2	0.39
Forcible Rape	607	2.06	6	1.18
Robbery	6,483	22.02	47	9.22
Aggravated Assault	11,728	39.83	84	16.47
Burglary	16,757	56.91	296	58.04
Larceny Theft	37,590	127.67	496	97.25
Grand Theft Auto	16,606	56.40	141	27.64
Arson	994	3.38	4	0.78

Source: Los Angeles County Sheriff. 2009.

\* Population estimate of 2,994,422 for total unincorporated and contract cities.

\*\* Population estimate of 51,000 for Hacienda Heights CDP.

**Chart 7: Hacienda Heights and Los Angeles County Crime Statistics**

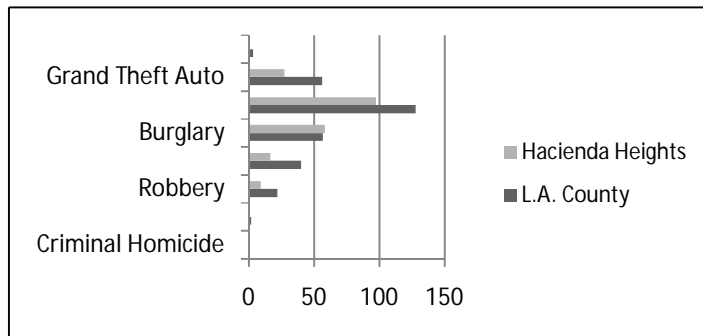


Table 17 below provides trends in annual reported crime over an eight year period based upon the most recent statistics available from the Los Angeles County Sheriff Industry Station. With exception to burglary and larceny theft, overall trends in reported crime have either remained relatively stable or have decreased.

**Table 17: Reported Crime in Hacienda Heights by Year**

Reported Incident	2000	2001	2002	2003	2004	2005	2006	2007
Criminal Homicide	0	1	2	3	9	2	2	2
Forcible Rape	8	7	4	5	2	7	4	6
Robbery	53	53	51	53	64	39	54	47
Aggravated Assault	117	100	96	112	105	82	64	84
Burglary	186	221	222	289	301	249	264	296
Larceny Theft	324	373	461	478	430	531	491	496
Grand Theft Auto	147	148	150	223	212	244	199	141
Arson	3	9	4	9	13	11	2	4

Source: Los Angeles County Sheriff. 2009

## Health Indicators

### Health Insurance

The following table depicts the percentage of uninsured adults in the San Gabriel Service Planning Area (3), according to the Los Angeles County Health Survey, 2003<sup>vi</sup>.

**Table 18: Percent Uninsured by Age**

Age	Uninsured	
	SPA 3	LA County
18 to 29 years	23.1%	30%
30 to 49 years	21.9%	25%
50 to 64 years	22.1%	22%

Source: 2003 LA County Health Survey. Los Angeles Department of County Public Health. 2003.

### Physical Activity and Nutrition

Tables 19 and 20 show the percentage of people, by race/ethnicity and age, meeting physical activity criteria<sup>vii</sup> in the San Gabriel Service Planning Area (3), as reported by the 2003 Los Angeles County Health Survey.

**Table 19: Percent Meeting Physical Activity Criteria by Race/Ethnicity**

Race/Ethnicity	Meeting Physical Activity Criteria	
	SPA 3	LA County
White/Caucasian	49.9%	51%
Hispanic/Latino	45.4%	49%
Black/African American	42.9%	45%
Asian/Pacific Islander	35.6%	41%

Source: 2003 LA County Health Survey. Los Angeles Department of County Public Health. 2003.

**Table 20: Percent Meeting Physical Activity Criteria by Age**

Age	Meeting Physical Activity Criteria	
	SPA 3	LA County
18 to 29 years	53.0%	58%
30 to 49 years	44.6%	50%
50 to 64 years	36.8%	40%
65 and over	37.8%	35%

Source: 2003 LA County Health Survey. Los Angeles County Department of Public Health. 2003.

The following tables indicate the percentage of people, by race/ethnicity and age, meeting the minimum physical activity criteria or engaging in no physical activity in the San Gabriel Service Planning Area (3), according to the Los Angeles County Health Survey, 2003.

<sup>vi</sup> Based on self-reported data from a randomly-selected, representative sample of 5,995 Los Angeles County parents/guardians.

<sup>vii</sup> To meet Physical Activity Guidelines at least one of the following criteria must be fulfilled: 1) Vigorous Activity – hard physical activity causing heavy sweating, large increases in breathing and heart rate – for 20+ minutes, > 3 days/wk, 2) Moderate Activity – cause light sweating, slight increases in breathing and heart rate – 30+ minutes, >5 days/wk, 3) A combination of Vigorous and Moderate Activity meeting the time criteria for > 5 days/wk.

**Table 21: Percent with Minimum to No Physical Activity by Race/Ethnicity**

Race/Ethnicity	Minimum to No Physical Activity	
	SPA 3	LA County
White/Caucasian	41.4%	39%
Hispanic/Latino	41.2%	42%
Black/African American	35.9%	44%
Asian/Pacific Islander	47.5%	42%

Source: 2003 LA County Health Survey. Los Angeles Department of County Public Health. 2003.

**Table 22: Percent with Minimum to No Physical Activity by Age**

Age	Minimum to No Physical Activity	
	SPA 3	LA County
18 to 29 years	30.6%	33%
30 to 49 years	42.1%	40%
50 to 64 years	45.8%	50%
65 and over	53.1%	55%

Source: 2003 LA County Health Survey. Los Angeles Department of County Public Health. 2003.

Table 23 indicates the distribution and prevalence of obesity age in the San Gabriel Service Planning Area (3), according to the Los Angeles County Health Survey, 2003.

**Table 23: Percent Obese by Age**

Age	Obesity	
	SPA 3	LA County
18 to 29 years	10.7%	15%
30 to 49 years	21.6%	21%
50 to 64 years	23.9%	26%
65 and over	10.4%	17%

Source: 2003 LA County Health Survey. Los Angeles county Department of Public Health. 2003.

The following table shows the prevalence of childhood obesity<sup>viii</sup> in the San Gabriel Service Planning Area (3), according to the Office of Health Assessment and Epidemiology, Los Angeles County Department of Public Health.

**Table 24: Childhood Obesity**

Year	% of Obese Children
2001	24.1%
2002	24.8%
2003	25.0%
2004	25.1%
2005	22.1%
2006	20.9%

Source: Los Angeles Department of Public Health. Office of Health Assessment and Epidemiology. 2006.

## Causes of Mortality

The leading causes of death, between 2001 and 2005 are compiled in Table 21 as reported by the California Department of Health Services, Center for Health Services.

<sup>viii</sup> Percent prevalence of obesity as determined by body mass index (BMI) measurements of 5th, 7th, and 9th grade public school children completing the annual California Physical Fitness Testing Program.

**Table 25: Causes of Mortality**

<b>Cause of Death</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>
Heart Disease	88	86	97	100	93
Cancer	76	80	83	87	93
Stroke	25	19	25	22	21
Chronic Lower Respiratory Disease	11	9	14	13	22
Accidents	5	12	19	12	6
Influenza and Pneumonia	14	12	8	12	15
Diabetes Mellitus	14	12	6	19	20
Alzheimer's Disease	2	8	8	7	10
Chronic Liver Disease	6	4	4	6	7
Suicide	1	5	1	3	2
Hypertension	2	0	2	5	6
Homicide	0	1	4	7	3
All other causes	48	47	47	33	52
<b>Total</b>	<b>292</b>	<b>295</b>	<b>318</b>	<b>326</b>	<b>350</b>

Source: California Department of Health Services. Center for Health Services. 2006.

## Environmental Context

The physical environment in Hacienda Heights provides a context for land use decision-making at the local level. In this section environmental resources and constraints are identified and discussed. Analysis of these existing physical features helps to direct development into areas suitable for development as well as areas to be preserved.

### *Geotechnical and Seismic Hazards*

Hacienda Heights contains several geotechnical hazards, including areas that are prone to landslides and seismic events (see Map 4: Geological Hazards). These areas are generally concentrated in the southern area of the community. The Whittier Fault crosses the southern section of the community. The southern and western edges of the community are also in a Landslide Zone. The north, central, and eastern portions of the community are located in a Liquefaction Zone. The southern portion of the community also slopes significantly in some areas. Areas near the highly-sloping hills are subject to debris deposition from run-off (Los Angeles County Department of Regional Planning. GIS Section. 2008b).

### *Flooding*

Several major drainage courses exist in the Puente Hills, located in the southwest portion of the community. Major drainage courses also run along Hacienda Boulevard and Stimson Avenue in the central portion of the community. One small portion in the center of the community, located south of the intersection of Hacienda Boulevard and Newton Street, contains a FEMA 100 and 500 year floodplain (see Map 5: Fire and Flood Hazards). (Los Angeles County Department of Regional Planning. GIS Section. 2008b.)

### *Fire Hazard*

In addition to the factors described above, hillside areas of the community are located in a Very High Fire Hazard Severity Zone (see Map 5: Fire and Flood Hazards). (Los Angeles County Department of Regional Planning. GIS Section. 2008b).

## ***Minerals***

Hacienda Heights does not contain mineral resource areas as designated by the Los Angeles County General Plan (Los Angeles County Department of Regional Planning. GIS Section. 2008b).

## ***Water***

Most of Hacienda Heights is included in the Upper San Gabriel Valley Municipal Water District. According to the District, approximately 90% of the annual water consumption in the San Gabriel Basin is supplied by groundwater. The District provides wholesale water service to local water suppliers in the Valley through nine service connections. Approximately 60,000 acre-feet of imported water travels through these connections each year. The majority of this water is used for groundwater recharge. In Hacienda Heights the local water suppliers are Suburban Water Systems and the San Gabriel Valley Water Company (San Gabriel Valley Municipal Water District. 2008).

The eastern portion of Hacienda Heights (roughly the area east of Thomas Burton Park) is in the Rowland Water District. All of the Rowland Water District's potable water supply is currently imported from Metropolitan Water District. Metropolitan Water District imports water from the Colorado River Aqueduct and the State water Project. These waters are directed to and treated by the Weymouth Filtration Plant in La Verne and the Three Valleys Municipal Water district Mirimar Plant in Claremont. Rowland Water District delivers an average of 18 million gallons of water a day during the summer and 10 million gallons per day during the winter (Rowland Water District. 2008). In addition to areas served by local water suppliers, some residences in Hacienda Heights are served by onsite wastewater treatment systems.

## ***Air Quality***

Hacienda Heights is located in Los Angeles County, which, at the current time, does not fully comply with State and Federal air quality standards. Air quality measurements in Hacienda Heights are conducted by the South Coast Air Quality Management District. According to their most recent data and the most specific geographic level of data they have available, the South San Gabriel Valley did not exceed federal or state standards for Nitrogen Dioxide or Carbon Monoxide in 2004. Federal and State standards were exceeded on seven days out of that year for Ozone. Additionally, Federal and State annual averages for suspended particulates (PM<sub>2.5</sub>) were exceeded in 2004 (South Coast Air Quality Management District. 2004)

Local uses that impact air quality are waste disposal and transportation. Hacienda Heights contains the Puente Hills Landfill, which potentially generates odors, dust, and/ diesel emissions. The 60 Freeway also runs through the community. Vehicles traveling along the freeway generate automotive emissions.

## ***Biological Resources***

The majority of Hacienda Heights is developed with residential, commercial, park, public, and semi-public uses. Relatively undisturbed and natural areas exist in the southern portion of the community in the Puente Hills. Portions of this area are part of the Schabarum Regional Park and others are managed by the Puente Hills Native Habitat Preservation Authority. These areas provide a wildlife corridor and link with adjacent open space in the City of Whittier. Portions of two Significant Ecological Areas (SEAs) are located in the community. On the western edge of the community is the Sycamore-Turnbull Canyon SEA, while the eastern edge of the community contains part of the Powder Canyon-Puente Hills SEA (see Map 6: Significant Ecological Areas).

According to the Natural Diversity Database, an inventory maintained by the California department of Fish and Game's Habitat Conservation Division, the southeast corner of Hacienda Heights may contain



*many stemmed dudleya*. The same database shows that Hacienda Heights is not a habitat for any known federal or state listed endangered species. The Database indicates that the species is possibly extirpated. Portions of Hacienda Heights, most notably the southwestern area of the community near the Puente Hills Landfill, also contain oak trees (California Department of Fish and Game. 2008).

### **Scenic Resources**

Hacienda Heights does not contain designated scenic highways or corridors. The majority of the community is developed and few undeveloped or undisturbed areas exist that contain unique aesthetic features. Trails and high vantage points in the community, however, offer views of the San Gabriel Valley and beyond. The Schabarum Trail traverses portions of Hacienda Heights in the southwest and southern edges of the community.

### **Noise**

The 60 Freeway runs through the northern portion of the community and is a high noise source. Noise sensitive uses exist in the community, including a senior citizen facility and schools (Los Angeles County Department of Regional Planning. GIS Section. 2008b).

### **Neighboring Jurisdictions**

Hacienda Heights is bounded on the north by the City of Industry, on the south by the cities of Whittier and La Habra Heights, on the east by the unincorporated community of Rowland Heights, and on the West by the unincorporated community of North Whittier. The existing uses in these areas as well as their land use designations provide the context for planning for the future of Hacienda Heights.

#### *North*

To the north of Hacienda Heights the City of Industry consists mainly of industrial uses with very limited residential and commercial uses. The City of Industry General Plan designates a single land use designation of industrial which covers all land within the City limits (see Map 7: City of Industry Land Use Plan). The General Plan does not differentiate between different types of industrial land uses. The land use designation also allows for commercial, professional, and service uses; however it does not locate separate commercially designated areas within the City (City of Industry Planning Department. 1992)

Manufacturing operations in the City of Industry include smelting, refining and production of paints, varnishes, lacquers, enamels, chemical, allied, and calcium-based alkaline products. According to the EnviroStor Database, no Federal Superfund sites exist in the City of Industry. Two sites north of Salt Lake Avenue contain sites that have had corrective actions. Quemetco Inc. is a permitted secondary lead-acid battery recycling facility that has been in operation since 1959; this facility generates, treats, and disposes of hazardous waste. The Quemetco facility has been the subject of a health effects survey, though no conclusive evidence was found for health-related impacts (Wohl, Dominguez and Flessel. 1996). The surface impoundment unit was closed in 1994. Soil sampling and clean-up are currently occurring on the facility and in its perimeter. Corrective action was also taken at Tecstar Inc. Applied Solar Division. The facility is listed as non-operating and clean-up activities are inactive (California Department of Toxic Substances. 2008). Also located in the City of Industry is the Workman and Temple Family Homestead Museum. This six-acre historic site includes a cemetery, homes, and landscaped grounds of the original settlers of the San Gabriel Valley.

#### *South*

The area south of Hacienda Heights in the City of Whittier is undeveloped open space. This land is owned or managed by the Puente Hills Landfill Native Habitat Preservation Authority. The City of

Whittier General Plan Land Use map does not designate a land use category for these lands (see Map 8: City of Whittier Land Use Plan) (City of Whittier Planning Department. 1992).

The area south of Hacienda Heights in the City of La Habra Heights is mostly developed with large-lot single-family residences. However, some undeveloped land exists directly south of Schabarum Regional Park in the Puente Hills. The Puente Hills are designated as Open Space- Conservation. The City of La Habra Heights General Plan designates this land use category to protect the area owned by the Puente Hills Native Habitat Preservation Authority, a wildlife corridor, and natural conservation areas (see Map 9: City of La Habra Heights Land Use Plan). This category is designed to conserve, preserve, and maintain natural vegetation and wildlife. The Residential-Agricultural land use designation requires residential lots of one to five acres, or greater in areas of steeper terrain. One or fewer units are permitted per gross acre. Most dwelling units within the City are single-family detached (City of La Habra Heights Planning Department. 2004).

#### *East*

The unincorporated community of Rowland Heights is located directly east of Hacienda Heights. Abutting Hacienda Heights in Rowland Heights is the Schabarum Regional Park. This park contains soccer fields, playgrounds, picnic areas, trails, and an equestrian center.

The Los Angeles County General Plan designates the area of Rowland Heights directly east of Hacienda Heights as Open Space (O). The County General Plan also designates portions of the park as a Significant Ecological Area (SEA) (see Map 10: Rowland Heights Land Use Plan). The 2008 Draft General Plan does not propose any land use changes for Rowland Heights as the community has an adopted community plan.

#### *West*

The unincorporated community of North Whittier is located directly west of Hacienda Heights. This area contains undeveloped lands that are owned or managed by the Puente Hills Landfill Native Habitat Preservation Authority, the Rose Hills Memorial Park and Mortuary, a portion of the Puente Hills Landfill, and Rio Hondo Community College.

These lands are designated as Open Space (O), in the Los Angeles County General Plan (see Map 11: North Whittier Land Use Plan). The 2008 Draft General Plan proposes a three different land use designations for these areas: Public and Semi-Public Facilities (P) for the landfill; Open Space Parks and Recreation (OS-PR) for the cemetery; and Open Space Conservation (OS-C) for the Puente Hills Landfill Native Habitat area.

## **Community Facilities, Services, and Infrastructure**

### ***Community Facilities***

#### **Schools**

Hacienda Heights is located within the Hacienda La Puente Unified School District. The community has an adult learning center, two public high schools, four public middle schools, and ten public elementary schools. All schools within Hacienda Heights had excess capacity in the 2007-2008 school year. The community is also home to several private schools. Tables summarizing the private school locations and public school size and capacity follow.

**Table 26: Private Schools**

Grades	School	Location
K-8	Hacienda Christian	15518 Gale Ave.
PK-6	Molokan Christian	16222 E. Soriano
K-12	Morning Star Christian	15716 Tetley St.
PK-8	St. Marks Lutheran	2323 Las Lomitas Dr.
PK-K	Shepherd of the Valley	1723 Park Lawn Road
PK-K	United Christian	16152 Gale Ave.

Source: Private School Review. 2008.

**Table 27: Public Schools**

Site Name	Site Type	Square Footage	Site Acreage	2007-08 Enrollment	2007-08 Capacity	2007-08 Classroom Total
ISC	Admin	20185	13		0	18
Dibble	AE	27652	11.78	0	510	18
Hillgrove	ECE	24230	9.08		0	16
Bixby Elementary	ES	38308	10	361	492	26
Glen Elder Elementary	ES	27770	10	245	328	18
Grazide Elementary	ES	38272	10	587	604	30
Kwis Elementary	ES	30978	14.6	309	420	22
Los Altos Elementary	ES	33089	9.63	344	400	20
Los Molinos Elementary	ES	34590	9.93	306	400	20
Los Robles Elementary	ES	32770	9.99	482	440	22
Palm Elementary	ES	27521	9.33	379	408	21
Shadybend Elementary	ES	16081	7.85	245	328	16
Wedgeworth Elementary	ES	19874	20.65	229	256	15
Los Altos High	HS	157279	38.04	2162	2227	82
Stimson Learning Ctr	HS	3100		72	90	6
Wilson High	HS	134844	38.2	1821	2040	76
Cedarlane Middle	MS	55591	24	467	864	30
Mesa Robles	MS	59371	23.54	1062	1056	43
Newton Middle	MS	44848	15.16	646	768	26
Orange Grove Middle	MS	41194	18.16	656	736	25

Source: Hacienda La Puente Unified School District. 2008.

As part of the Community Benefit and Environmental Education Trust Fund established with fees levied on the Puente Hills Landfill as a condition of its expansion, \$1.5 million has been allocated for replacement of the pool at Los Altos High School and rehabilitation of the pool at Wilson High School. (Los Angeles County Board of Supervisors. 2008).

## Parks and Open Space

Hacienda Heights residents take pride in seven beautiful parks. From west to east, the parks are: Los Robles, Manzanita, Steinmetz, Burton, Pepperbrook and Countrywood. Nearby Schabarum Regional County Park is also enjoyed by Hacienda Heights residents of all ages. A table summarizing the parks within Hacienda Heights follows

**Table 28: Parks**

Name	Location	Acres
County Wood Park	16817 E. Cooper Hills Drive	5
Los Robles County Park	14906 E. Los Robles Avenue	5
Manzanita Park	1747 S. Kwis Avenue	12
Pepperbrook Park	1701 S. Countrywood Avenue	5
Steinmetz Park	1545 S. Stimson Avenue	13
Burton Park	16490 E. Santa Bianca Drive	12
Schabarum Regional Park	17250 E. Colima Road	246 <sup>ix</sup>
Total		297.67

Source: LA County Department of Parks and Recreation. 2008.

According to the Los Angeles County Department of Public Health, Hacienda Heights has 6.5 park acres per 1,000 persons (Los Angeles County Public Health Department. 2007). Per the Los Angeles County Department of Parks and Recreation, this exceeds the County's standard of 4 acres of local parkland per 1,000 residents in the unincorporated areas (Los Angeles County Department of Parks and Recreation. 2008). Nevertheless, the majority of households are not within walking distance, or one quarter-mile, of parks (see Map 12: Parks).

Recent park improvements include the construction of a large play structure for youth ages 5 to 12 years at Steinmetz Park. Three refurbishment projects were also completed for Schabarum Regional County Park in Fiscal Year 2008-2009. These include a new rest area for equestrians along the multi-use trail on the east end of the park, new play area equipment, and refurbishment of pedestrian bridges and two vehicle bridges (Los Angeles County Department of Parks and Recreation. 2009).

In addition to parks, Hacienda Heights is adjacent to 3,860 acres of preserved public open space which is managed by the Puente Hills Landfill Native Habitat Preservation Authority. 318 acres of these preserved open space lands are within Hacienda Heights (Puente Hills Landfill Native Habitat Authority. 2008).

## Library

The Hacienda Heights Library, located at 16010 La Monde Street, was first opened in January 1960. After two relocations the library's current location is 10,400 square feet. The facility was last renovated in 1992. The library's collection includes about 126,200 books, 112 magazines and newspaper subscriptions, 7,414 audiocassettes, and 5,873 videocassettes. The collection's materials reflect the community's diversity, with English, Chinese, Korean, and Spanish language materials. Programs offered by the library include children's story times twice a week and occasional author programs and book sales in the spring and fall. In addition to these programs the library offers a public meeting room, two

<sup>ix</sup> Includes only those acres in Hacienda Heights. Total Schabarum Regional Park size is 640 acres.

photocopy machines, a rental typewriter, two microform reader-printers, and four public computers with internet access (Los Angeles County Public Library. 2008).

The County of Los Angeles Public Library constantly reviews all library services and facilities to maintain the safety and relevance of programs and facilities. At the current time neither funding nor plans exist to increase services for the Hacienda Heights Library. Should funding become available the Library is always willing and ready to discuss changes in building and services. The County of Los Angeles Public Library will maintain services at the Hacienda Heights Library for the foreseeable future (Los Angeles County Public Library. 2008).

## **Community Center**

Located on Turnbull Canyon Road and the Pomona Freeway, the Hillgrove Learning Center has been identified as a potential site for a new multi-use community facility. The facility would be funded with money from the Community Benefit and Environmental Education Trust Fund, which was established as a condition of approving expansion of the Puente Hills Landfill. As of October 2008, the consultant for this project is still facilitating community meetings to plan for the construction of this facility (Los Angeles County Board of Supervisors. 2008).

## **Health Care Facilities**

Hacienda Heights is part of Service Planning Area 3, the San Gabriel Service Planning Area. Service Planning Areas, or SPAs are geographic divisions of the County for health care planning purposes. SPA 3 includes two health centers that provide health services for immunizations, tuberculosis testing, communicable diseases, sexually transmitted diseases, walk-in, and triage to the public at no cost: the Monrovia Health Center and Pomona Health Center. In addition to these facilities, the LA County Department of Public Health hosts temporary health clinics, such as flu shot clinics, in various locations in the community throughout the year, and provides health education and other programs to the communities it serves. (Los Angeles County Health Department 2008) A Google search of business listings in Hacienda Heights yielded nine private health care offices, including dentists, senior health care providers, and an eye care office.

Within Hacienda Heights, there are several private medical offices, but there are no hospitals or primary care clinics. The closest hospital is the Whittier Hospital Medical Center and the closest primary care clinic is Baart La Puente Clinic.

The Los Angeles County Department of Public Health (DPH) refers residents to nearby low-cost clinics called Health Centers, which are Public Private Providers (PPP) and/or non-profit clinics. These Health Centers have on staff primary care doctors and Nurse Practitioners who have the ability to conduct lab tests, write prescriptions, and dispense medications. The closest Health Centers are located in Pomona and Monrovia. Available services include immunization, communicable and sexual disease testing, and treatment.

In addition to the Health Centers, the DPH also offers residents access to a range of community resources, including: low cost dental services, domestic violence counseling, drug and alcohol rehabilitation services, eye exams, family planning, food banks, mental health services, senior services, smoking cessation, and more.

## **Services**

### **Police**

Hacienda Heights is served by the Industry Station of the Los Angeles County Sheriff's Department. The Industry station provides police services to the cities of Industry, La Puente, and La Habra Heights and the unincorporated communities of East and West Valinda, Valinda, Bassett/North Whittier, and Hacienda Heights. The Station serves an area of roughly 65 square miles, which is home to more than 243,000 residents (Los Angeles County Sheriff's Department. 2008).

The Industry Sheriff's Station will maintain the current Policing Model in Hacienda Heights, as well as the surrounding contract cities it serves. Emergency, Priority, and Routine calls for service will be dispatched to area patrol cars from the Sheriff's station located in the City of Industry. The Town Sheriff will provide communities with a Deputy Sheriff who is appointed to act as a local Sheriff. The Town Sheriff will serve as the focal law enforcement contact for residents in the unincorporated communities of Los Angeles County. The Town Sheriff will also provide the community direct access to law enforcement and municipal services to improve the level of service to their neighborhood. (Los Angeles County Sheriff's Department. 2008).

### **Fire Protection**

Hacienda Heights is served primarily by Fire Station #91, which is located at 2691 South Turnbull Canyon Road. Station #91 is part of Battalion 12, which serves Rowland Heights, La Puente, La Mirada, Industry, and Hacienda Heights. Battalion 12 includes five additional stations: two in La Puente, two in Industry, and one in Rowland Heights. The unincorporated community also receives first-in jurisdictional fire protection from Fire Station #43 located at 921 S. Stimson Avenue in Industry, and Fire Station #118 located at Gale Avenue in Industry. (Los Angeles County Fire Department. 2008)

The Fire Department uses the State and national response time guidelines of 5 minutes or less in urban areas and 8 minutes or less in suburban areas for first-arriving emergency units. For the first three quarters of calendar year 2008, the average emergency response time in Hacienda Heights, which is a mix of urban/suburban areas, was 5 minutes 47 seconds, which is well within the Department's guidelines for emergency responses in urban/suburban areas. Based upon population projection and current response time data, and barring any unanticipated cumulative development impact, the Fire Department does not anticipate that there will be a need for an increase in equipment or staffing in the area in the next ten years. (Los Angeles County Fire Department. 2008)

### **Child Care**

According to the *2006 Child Care Needs Assessment*, developed by the Los Angeles County Office of Child Care of the Chief Executive Office, there are an estimated 8,723 children in Hacienda Heights from infant to school age range. Of these children, 5,250 are estimated to have working parents and are likely to be in need of child care services. While services for pre-school estimates are more than sufficient, child care services are inadequate for infants and school age children.<sup>x</sup>

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<sup>x</sup> Centers are defined as facilities that serve a larger number of children and must be licensed if services are for children 0-5 years old. Family child care is a form of licensed care in which an individual obtains a license to care for a limited number of children in their home. License exempt are facilities that are not required to have a license from the California Department of Social Services, Community Care Licensing.



**Table 29: Infant Child Care Facilities**

Infant Estimates								
Number of Children	Number of Children With Working Parents	Number of Children of Working Parents Using Care Facilities by Type			Licensed Capacity (number of spaces available)		Number of Space Surplus or Shortfall	
		Center	Family Child Care	License Exempt	Center	Family Child Care	Center	Family Child Care
1271	679	100	141	438	62	120	-38	-21

Source: 2006 Child Care Needs Assessment. Los Angeles County Office of Childcare. 2006.

**Table 30: Pre-School Age Child Care Facilities**

Pre-School Estimates								
Number of Children	With Working Parents	Number of Children of Working Parents Using Care Facilities by Type			Licensed Capacity (number of spaces available)		Number of Space Surplus or Shortfall	
		Center	Family Child Care	License Exempt	Center	Family Child Care	Center	Family Child Care
2529	1403	890	185	328	1244	232	354	46

Source: 2006 Child Care Needs Assessment. Los Angeles County Office of Childcare. 2006.

**Table 31: School Age Child Care Facilities**

School Age Estimates									
Number of Children	With working Parents	Number of Children of Working Parents Using Care Facilities by Type			Licensed Capacity (number of spaces available)		Exempt Capacity (some zip codes)	Number of Space Surplus or Shortfall	
		Center	Family Child Care	License Exempt	Lic. Center	Family Child Care		Center	Family Child Care
4923	3168	627	212	2328	204	126	385	-39	-87

Source: 2006 Child Care Needs Assessment. Los Angeles County Office of Childcare. 2006.

## Solid Waste Disposal

Solid waste collection services in Hacienda Heights and other unincorporated parts of Los Angeles County are provided through an open-market system in which property owners arrange directly for services with the waste haulers of their choice, garbage disposal districts, or through the franchise solid waste collection system. In order to assist the County in achieving compliance with the State's diversion requirements and to improve the quality and efficiency of solid waste collection in unincorporated areas, the Board of Supervisors authorized a franchise agreement for solid waste collection services in September 2004. On October 3, 2006 the Board of Supervisors adopted a Negative Declaration for the exclusive Franchise Agreements for residential solid waste. Currently, in response to additional feedback from Hacienda Heights residents, Public Works is working on a new contract that will provide residents with a higher level of standard services, including extra containers for recycling and green waste, bulky item collections twice per year, special community cleanup events, excess green waste collection, free rollout services for the elderly and/or disabled, and senior discounts for qualifying seniors. In addition, the new contract will include green programs such as the use of clean fuel vehicles, electronic waste collection events, and other programs. Public Works anticipates releasing a request for proposals for the

new services in summer 2009 with the new services starting in spring 2010. (Los Angeles County Department of Public Works. 2009a)

Located in North Whittier and in the western portion of Hacienda Heights, the Puente Hills Landfill was established in the 1950s. The landfill, which is the largest in the nation, is sited south of the intersection of the Pomona (60) and San Gabriel (605) Freeways. Owned and operated by the Los Angeles County Sanitation Districts, the Puente Hills Landfill today includes a solid waste disposal facility, an energy recovery facility, a recycle center, a materials recovery facility (MRF), a clean fuels facility, a liquefied natural gas fueling facility, and a gas-to-energy facility. The landfill was also designated a protected watershed, which means it is prohibited, by the Sanitation District's Board of Directors' ordinance, from accepting waste generated within the City of Los Angeles and Orange County. Los Angeles County conditional use permit number 92-250, which was approved through the public hearing process, requires acres of natural open space to serve as buffers along the fringes of the landfill site. This permit, along with California Public Resources Code Section 5600 also require that upon the landfill's scheduled closure in 2013 the owner of the landfill will enter into an agreement with the Los Angeles County Department of Parks and Recreation for use of the area as a public park.

The Puente Hills Landfill is scheduled to close in 2013. The Los Angeles County Sanitation Districts are pursuing the permitting and construction of a dedicated intermodal yard near the existing Puente Hills Materials Recovery Facility, located at the base of the landfill along Workman Mill Road. The intermodal facility would be designed to handle up to two trains per day, which could hold approximately 8,000 tons of refuse. It would also have the capacity to receive shipping containers from other facilities. The intermodal facility would be served by a dedicated access road extending from the Materials Recovery Facility to the rail yard. Refuse would be transported to the Mesquite Regional Landfill located in Imperial County. According to the Sanitation District this waste-by-rail system will begin operation in 2011/2012 (Sanitation Districts of Los Angeles County. 2008).

## ***Infrastructure***

### **Roads and Highways**

Hacienda Heights is served by the Pomona Freeway and several highways designated on the County Master Plan of Highways. 7th Avenue, Hacienda Boulevard, Azusa Avenue, Halliburton Road, and Colima Road are designated major highways that serve the community. Gale Avenue, Turnbull Canyon Road, Valecito Drive, and Stimson Avenue are designated as secondary highways (see Map 13: Highway Plan).

Existing projects by the County, the Alameda Corridor East Construction Authority, Metro, and CalTrans seek to improve the existing transportation infrastructure in the community (see Map 14: Planned Roadway Improvements). As part of the County's central traffic management system, radios are planned to be installed at each signalized intersection along Hacienda Blvd and Colima Rd to enable County to receive immediate notification of signal malfunctions and adjust traffic signal timing to respond to incidents and congestion. This work is schedule to be completed by winter 2009. Landscape improvements are also being considered for 7th Avenue from Los Robles Ave. to Palm Ave., Stimson Ave. from Halliburton Road to Gale Ave., Gale Avenue, from 7<sup>th</sup> Avenue to Kinbrae Avenue, and Hacienda Blvd. from Shadybend Dr. to Newton St. These public works projects will be scheduled to occur over the next several years as funding becomes available. Roadway reconstruction and landscape improvements are scheduled to be constructed in Fall 2009 on Hacienda Blvd. between Richview Dr. and Glenmark Dr. Roadway reconstruction is also planned for Clark Ave. from 6th Ave. to Turnbull Canyon Rd. and Edgeridge Drive at approximately 1500 feet south of Tamarix Drive, in Winter 2009 (Los Angeles County Department of Public Works. 2008).

**Table 32: Planned Public Works Roadway Improvements**

<b>Project</b>	<b>Major Street(s) Impacted</b>	<b>Type of Work</b>	<b>Tentative Schedule</b>
Edgeridge Drive	Edgeridge Drive	Retaining Wall	Spring 2009
Hacienda Boulevard	Hacienda Boulevard (Richview Drive south of Glenmark Drive)	Roadway Reconstruction, Landscaping Improvements and Monument Sign Installation	Summer 2009
Hacienda Boulevard	Hacienda Boulevard (Shadybend Drive to Newton Street)	Landscaping Improvements and Monument Sign	Summer 2009
Clark Avenue and 7 <sup>th</sup> Avenue	Clark Avenue (6 <sup>th</sup> Avenue to Turnbull Canyon Road) and 7 <sup>th</sup> Avenue (Clark Avenue to Gale Avenue)	Roadway Reconstruction / Resurfacing	Fall 2009
Stimson Avenue	Stimson Avenue (Shadybend Drive to Halliburton Road)	Landscaping Improvements	Fall 2009
Stimson Avenue	Gale Avenue (9 <sup>th</sup> Avenue to Turnbull Canyon Road), Stimson Avenue (La Monde Street to Halliburton Road), Valley Boulevard (7 <sup>th</sup> Avenue to west of 8 <sup>th</sup> Avenue)	Roadway Reconstruction / Resurfacing	Winter 2009

Source: Los Angeles County Department of Public Works. 2009b.

The Alameda Corridor East project is designed to improve mobility and safety in the San Gabriel Valley by constructing safety upgrades, traffic signal control measures, and grade separations, among other projects. Proposed projects are along the Union Pacific Railroad Alhambra and Los Angeles Subdivisions. According to the Alameda Corridor East Construction Authority, the project will reduce a projected 300% increase in auto/truck traffic delays at rail crossings resulting from up to 160% increase in rail traffic and 40% increase in vehicular traffic. In Hacienda Heights roadway widening/lane restriping, safety and/or traffic signal control measures, and potential grade separation are planned for Turnbull Canyon Road. Safety and/or traffic signal control measures are planned for Stimson Avenue (Alameda Corridor-East Construction Authority. 2008).

On a county-wide level, Hacienda Heights is part of Metro's San Gabriel Valley subregion. According to Metro, the area is approximately 99% built-out and one of the major challenges for the region is mitigating impacts of traffic generated by the movement of goods via trucks and rail. Major recurring congestion hot spots exist on SR-60 approaching the SR-57 and I-605 interchanges and at Hacienda Boulevard (Metro. 2003). Commuters moving through the subregion to employment sites in downtown Los Angeles or other parts of the County contribute heavily to traffic in the subregion. To address these challenges Metro has identified the following improvement projects (Metro. 2008):

**Undertaken:**

- Complete SR-57/SR-60 carpool lane direct connectors
- Complete the SR-57/SR-60 Improvements Study
- SR-60 carpool lanes from I-605 to Brea Canyon Rd.

Possible, pending funding:

- Freeway – carpool lanes on SR-60 through the communities of Industry, Hacienda Heights and Rowland Heights are currently being designed
- Arterials – various improvements on major arterials and intersections, including Azusa Av, to increase capacity and enhance mobility by reducing congestion

Stakeholder (San Gabriel Valley Council Of Governments) Recommendation, pending funding:

- Metro Gold Line Foothill extension construction completed by 2011 to Azusa (by the Authority) and operated (by Metro) within 90 days of completion. Construction completed (by the Authority) to Montclair by 2015 and operated (by Metro) within 90 days of completion;
- Interchange upgrade of SR-57/SR-60
- Increase the capacity of major east-west and north-south arterials through improvements such as roadway widening, grade separations, gap closures and intersection improvements.

The State of California Department of Transportation, or CalTrans, is currently undertaking one of the improvements identified by Metro: a construction project on both directions of the Pomona Freeway between the San Gabriel River Freeway (I-605) in the City of Industry and Orange Freeway (SR-57) in Diamond Bar. The project will add one High Occupancy Vehicle lane in each direction and sound walls at various locations. Construction began in spring 2007 and is expected to end in summer 2010 (California Department of Transportation. 2008).

### ***Infrastructure Capacity***

This section discusses the projected capacity of water providers and solid waste facilities that serve Hacienda Heights. The capacity of these regional services informs land use decisions on the local level.

### **Water Delivery**

As discussed above, Hacienda Heights is included in the Upper San Gabriel Valley Municipal Water District and the Rowland Water District. Water suppliers include Suburban Water Systems and the San Gabriel Valley Water Company. The Urban Water Management Planning Act, enacted by the California Legislature in 1983, requires every urban water supplier that provides water to 3,000 or more customers, or that provides over 3,000 acre-feet of water annually to make every effort to ensure that its services are reliable and sufficient to meet the needs of its customers. The Act further details that conditions during normal, dry, and multiple dry years should be considered (California Department of Water Resources 2008) The Urban Water Management Plans of Hacienda Heights' water purveyors provide information on projected service levels and capacity of water for Hacienda Heights and the other areas served.

According to the *San Gabriel Valley Water Company Urban Water Management Plan for Operations Within the Boundaries of Upper San Gabriel Valley Municipal Water District*, "the potential for growth [in the service area] is minimal, nevertheless the Company has already designed and constructed water system infrastructure... capable of providing service to additional customers in the Company's service area." (p. 7) Based upon historical data, the Company projects water use of 39,194 acre-feet each year from 2005-2025. Its current source capacity, which is mainly from groundwater sources, as of 2005 was 76,709 acre-feet per year. According to the Plan, no regular or frequent supply deficiencies were experienced during the reporting period and the Company will continue to design, construct, operate and maintain well head treatment to ensure that water is reliable and to prevent deficiencies. The Plan also states that no new source capacity will have to be developed to meet current or projected demands (San Gabriel Valley Water Company. 2005).

Similarly, Suburban Water System's 2005 Urban Water Management Plan projects a 1% growth rate in its service area per year from 2000 to 2025. It depends primarily on groundwater for current and future water supplies. Drought events in its Basins in the past have not impeded its ability to maintain sufficient water supply for retail water agencies. Based on historic management practices, the Plan states that there will be no water shortages in its Basis and that Suburban Water Systems has adequate groundwater supplies under single and multiple year drought events. (Suburban Water Systems. 2005)

Water in the portion of the community included in the Rowland Water District comes from the Metropolitan Water District of Southern California. According to the Metropolitan Water District's Regional Urban Water Management Plan, Metropolitan has obtained water for its service region through its operation of the Colorado River Aqueduct and its contract with the State Water Project. It has increased its ability to supply water through storage and transfer programs. According to an analysis of projected demand and supply, the Metropolitan Water District states that, "the region can provide reliable water supplies under both the single driest year and the multiple dry year hydrologies." The reliability extends through 2030 (Metropolitan Water District of Southern California. 2005).

## Solid Waste

Solid waste from Hacienda Heights is disposed of mainly at the Puente Hills Landfill. This site is scheduled to close in 2013. The Los Angeles County Sanitation Districts is already planning to absorb the capacity that will be lost when the site closes and to accommodate future solid waste disposal needs. According to the Sanitation Districts, in spite of aggressive diversion programs there is still a long-term need for additional solid waste disposal capacity. As disposal sites in Los Angeles County are exhausted the District plans on using remote out-of-County landfill capacity through a remote disposal system. As discussed above, this will include construction of a waste-by-rail system and acquisition of remote landfill sites. Initially, the Puente Hills Materials Recovery Facility, Downey Area Recycling and Transfer Facility, and South Gate Transfer Station are planned to serve as departure points of residual waste to be transported to remote landfills. The capacity for these facilities is outlined below.

**Table 33: Solid Waste Facility Capacity**

Facility	Permitted Capacity
Puente Hills Materials Recovery Facility	4,000 tons/day
Downey Area Recycling and Transfer Facility	5,000 tons/day
South Gate Transfer Station	1,000 tons/day

Source: *Future Solid Waste Management Activities*. Sanitation Districts of Los Angeles County. 18 November 2008

The District is also pursuing acquisition of two fully permitted remote disposal landfill facilities. The Mesquite Regional Landfill is located in Imperial County, encompasses approximately 4,200 acres, 2,300 disposal acres, and will reach approximately 20,000 tons of refuse per day when it is fully operational. Construction for infrastructure at the site commenced in 2006 and is scheduled for completion in 2008. Located in Riverside County, the Eagle Mountain Landfill site is currently pending litigation. According to the Sanitation Districts, development of these systems will ensure long-term, environmentally sound, and cost-effective disposal capacity for cities and unincorporated County areas as local disposal capacity is exhausted. (Sanitation Districts of Los Angeles County. 2008).

## Sewers

The Sanitation Districts' Infrastructure Capacity Study of Hacienda Heights is summarized in Table 34 below, which contains data for the Sanitation Districts' sewer lines immediately downstream from Hacienda Heights sewer tributary areas. The table contains each line's capacity, current level of use (2005 peak flow), and projected future demand (2050 peak flow).

The Sanitation District maps the tributary areas and their connection points to sewers (see Map 15: Sanitation District Sewers). As depicted in the map, the Sanitation District lines are all located outside of the community. Hacienda Heights is served by local sewer lines that connect to these lines at four points north of the community in the City of Industry.

**Table 34: Hacienda Heights Infrastructure Capacity Study**

Map 15 ID #	Sewer	MH	Capacity (cfs)	Peak Flow 2005 (cfs)	Peak Flow 2050 (cfs)*
1	TURNBULL CANYON TRUNK**	15 0086	3.2	1.6	5.4
2	JOINT OUTFALL H - UNIT 7B**	H 0635	38.0	22.5	42.3
3	JOINT OUTFALL H - UNIT 7C	H 0929	36.9	18.6	24.8
4	JOINT OUTFALL H - UNIT 7C	H 0934	37.4	17.3	24.6
* Based on 83 gallons per day per capita generation rate and Southern California Association of Governments RTP 2008 population projections					
** Line identified as needing relief. Sanitation District sewer located north of Hacienda Heights, connects to local sewer lines at Hacienda Blvd. in the City of Industry. The Sanitation District has no specific plans at this time to relieve the line.					

Source: Los Angeles County Sanitation Districts. 2008.

## Regulatory Setting

### State

In California, community plans, also referred to as area plans, are parts of the general plan and focus on a particular region or community (Hacienda Heights) within the overall general plan area (Los Angeles County). The community plan refines the policies of the general plan as they apply to a smaller geographic area and is implemented by ordinances and other discretionary actions, such as zoning.

While general plans are subject to a variety of state and federal regulations, state guidelines say little explicitly about community plans; thus, most of the guidance comes by application of relevant general plan regulations published by the state Office of Planning and Reporting. Following are the key findings from a thorough review of current state guidelines.

### Definition of Community Plan

According to California Public Resources Code Section 21083.3, a community plan applies to a defined geographic portion of the total area included in the general plan. Part of the General Plan, the community plan must include or reference each of the mandatory elements specified in Section 65302 of the Government Code. It contains specific development policies and implementation measures which will apply those policies to each involved parcel.

### Public Participation

State law mandates citizen involvement in general plan preparation “through public hearings and any other means the city or county deems appropriate” (§65351). The public should be involved in the formulation of objectives to help make sure that they reflect community values.



## **Public Review and Hearings**

Public review of the draft plan and the draft environmental document are normally considered concurrently. The entire general plan proposal must be considered by the planning commission at a public hearing before it takes formal action on a general plan or a general plan amendment (§65353). A recommendation by the planning commission to approve a general plan or an amendment must be made by not less than a majority of its total membership (§65354). The legislative body (i.e., city council or board of supervisors) must likewise hold at least one public hearing on the general plan and the recommendations of the planning commission before taking formal action (§65355). At least 10 days prior to each of these hearings, the local government must give public notice of the time and place of the public hearing by publishing an ad in a newspaper of general circulation (§65353, §65355, and §65090).

## **Coordinating Intergovernmental Collaboration**

State law requires local governments to work not only with citizens, but also with other governmental agencies and public utility companies in preparing and implementing their general plans (§65103(e)(f), §65351, and §65352). Upon request, a city must refer a proposal to amend or adopt a general plan or zoning ordinance to a county whose planning review area would be affected by the action. A county must do the same for an affected city (§65919 and §65919.3). A local planning agency is entitled to review for consistency with its general plan real property acquisitions for public works, real property dispositions, and proposed public buildings or structures as specified by §65402(b)(c). These are actions and projects undertaken by another city, county, or local agency within the reviewing agency's jurisdiction. Cities and counties should also consult with tribal governments within their planning area.

## **Submitting Plans to State Agencies**

State law and selected regulations require cities and counties to send copies of their general plan documents to selected state agencies for review. Every city and county must consult with: the California Geological Survey and the Office of Emergency Services regarding the safety element; the State Board of Forestry and every local agency that provides fire protection (Public Resources Code §4128.5); State Mining and Geology Board for review and comment on proposed mineral resource management policies; and, the Secretary of the Resources Agency regarding open-space elements (§65563). Local governments must respond to the findings of these agencies as specified in §65302(g).

Jurisdictions may seek input from other state agencies besides those cited above. Agencies such as CalTrans, the Department of Fish and Game, the Department of Conservation, the Office of Emergency Services, and the Regional Water Quality Control Board often have a major interest in the consequences of local planning. As a matter of intergovernmental coordination, cities and counties should send copies of their draft general plans to their state contacts.

As a final requirement, under the California Environmental Quality Act Guidelines, local jurisdictions must submit draft EIRs for general plans, elements, and amendments to the State Clearinghouse within the Office of Planning and Research to allow review by state agencies (Title 14, California Code of Regulations, §15161.6). (Jurisdictions are not required to submit Initial Studies/Negative Declarations to the State Clearinghouse.) While not required by law, planning agencies may send a copy of a newly adopted or revised general plan or element, along with subsequent amendments, to the County Municipal Collection in the State Library's Government Publications Section. The library makes general plans available to the public for reference.

## **Adopting the Plan or Update**

A community plan is adopted by resolution as an amendment to the general plan (as in §65350, et seq).



## ***County***

### **General Plan**

A community plan may provide greater detail to general plan policies affecting development in a defined area. It need not address mandatory general plan issues that are most effectively addressed on a jurisdiction-wide basis; however, a community plan must reference these elements. The general plan should explicitly discuss the role of community plans, and each community plan should discuss its specific relationship to the general plan.

A community plan must be internally consistent with the general plan of which it is a part, meaning all principles, goals, objectives, policies and plan proposals set forth in the community plan must work within the overall general plan. To simplify implementation, community plans and the general plan should share a uniform format for land use categories, terminology, and diagrams. According to the Los Angeles County Draft General Plan, the General Plan provides the land use vision for the County while community planning allows for more detailed and issue-specific planning that builds upon the General Plan and allows communities to refine land use policy at a local level.

The first major update of the Los Angeles County General Plan in 25 years is currently underway. The 2008 Draft General Plan guides the creation of community plans through its land use designations, three point land use plan, and community-based planning program. The land use designations provide a menu of uses and densities to guide development of land in unincorporated LA County. The County Land Use Three Point Plan identifies strategies for smart growth, environmental management, and healthy and livable communities to direct more specific land use planning and decision-making. The community-based planning program identifies five components to guide community-based planning: community participation, county participation, inter-departmental participation, plan formulation, and zoning consistency. (Los Angeles County Department of Regional Planning 2008c)

### **Relationship to the General Plan and Countywide Objectives**

A component of the Los Angeles County General Plan, the Hacienda Heights Community Plan refines the countywide goals and policies in the General Plan by addressing specific issues relevant to Hacienda Heights. The General Plan provides countywide goals, policies, and implementation actions for seven state-mandated elements (land use, circulation, housing, conservation, open space, noise, and safety) and three additional elements (air resources, public services and facilities, and economic development). The Community Plan applies to a defined geographic portion of the total area included in the General Plan, the Hacienda Heights community, and contains specific development policies and implementation measures dealing with change applicable only to Hacienda Heights. While consistent with the elements found in the General Plan, the Community Plan also addresses additional community issues, such as community maintenance and appearance, and provides more specific guidance on elements already found in the General Plan. The General Plan provides policy guidance on all issues not addressed in the Community Plan. The Community Plan does not replace the General Plan in Hacienda Heights. Rather, it complements the broad, countywide goals and policies found in the General Plan with specific guidance on local issues in a manner consistent with the framework established in the General Plan.

An important component of the General Plan, the Community Plan also helps to further the countywide objective of reducing greenhouse gases in order to meet the goals of Assembly Bill 32, or the California Global Warming Solutions Act of 2006, and Senate Bill 375, or the California's Sustainable Communities and Climate Protection Act. These Acts establish a statewide comprehensive program of regulatory and market mechanisms to achieve reductions of greenhouse gases. Los Angeles County has undertaken countywide measures to address the mandates of the Act, including adoption of the Green Building, Drought Tolerant Landscaping, and Low Impact Development Ordinances in 2008. The Community plan

strengthens these efforts by including goals and policies to support local development practices and initiatives to reduce greenhouse gas emissions.

## Housing Element

Under housing element requirements (\$65583), local governments must identify and analyze existing and projected housing needs and inventory the resources and constraints relevant to meeting those needs. The contents of the element must include: population, employment and housing need trends; household and housing characteristics; land suitable for residential development and redevelopment; governmental and non-governmental constraints; special housing needs; and, opportunities for energy conservation. Projection of the community's housing needs should be consistent with the regional housing needs assessment prepared by the regional governing body (Council of Government) or the housing and community development agency (Community Development Commission).

## LA County Ordinances

In addition to adopted plans and State laws, ordinances for the unincorporated areas affect local planning. Adopted by the Board of Supervisors on August 8, 2008 the Density Bonus Ordinance provides a menu of incentives, including increased density, for the development of affordable housing. Adopted by the Board of Supervisors on July 1, 2008, the Mixed Use Ordinance amends the zoning code to modify certain commercial zones to allow mixed use projects (residential/commercial) and joint live and work projects through an administrative procedure. Finally, adopted on October 7, 2008 the Green Program includes three ordinances that require certain new developments to comply with low impact development, drought tolerant landscaping, and green building requirements. (Los Angeles County Department of Regional Planning 2008c)

## Community Participation Process

### *A Community-Driven Approach*

The Plan is the result of a highly inclusive and extensive community participation program launched in the summer of 2007. Residents and other stakeholders worked alongside planners to develop a shared vision of the future, identify community issues, draft proposals for the future, and prioritize their recommendations. Through a series of community meetings and activities, including some for students, planners shared their knowledge of planning with residents and stakeholders, and those residents and stakeholders shared their knowledge of the community with the planners, and together they formed the foundation of the Plan.

From June 2007 to February 2008, planners worked with dedicated Hacienda Heights residents to create the basis of a Plan that reflects residents' needs and priorities. The process included four main components: community meetings, activities, youth engagement, and community knowledge building.

**Table 35: Plan Development Phases**

Phase	Steps	Timing
I: Research and Development	Preliminary Research, Community Input, Content Development	2007 –2008
II: Review and Revise	Review, Analysis, Consultation, Revisions	2009
III: Hearings and Adoption	Public Hearings, Plan Adoption	2010*
IV: Rollout	Dissemination, Implementation	2011

\*Pending Environmental Review

This extensive outreach effort culminated in an award from the Los Angeles Chapter of the American Planning Association for excellence in Public Outreach.

### ***Community Meetings***

Over one hundred Hacienda Heights residents attended the first community meeting in June 2007 and received an orientation to the Community Plan Update process with an emphasis on opportunities for continued involvement. At this meeting, planners introduced the idea of a community plan and explained how it could be a powerful tool to shape the future of a community. Residents were invited to participate in a series of future meetings and activities to develop a plan specific to the needs and issues in Hacienda Heights. Planners extended themselves as “technical experts” who would help by facilitating the process. Residents were asked to serve as “community experts” to share their experiences, knowledge, and aspirations. This partnership provided a framework for collaboration that was continued throughout the process and strengthened with each subsequent meeting.

In July 2007, a community visioning meeting was held. This meeting employed an interactive exercise that challenged participants to identify their likes and dislikes in the community today and to envision their ideal future for Hacienda Heights in 2015. Participants worked individually and in small groups facilitated by planners to develop their vision statements. They reported the results of their activity to each other at the end of the meeting. Participants also completed a survey of their thoughts on the meeting format, content, and efficacy. The meeting results were then synthesized by planners and posted on the project website to document and share what was achieved. This format became the hallmark of the community planning process. It ensured a high level of engagement and interaction at meetings and a completely transparent and well-documented process throughout. The surveys provided a built-in feedback loop and helped the planners to continuously improve the process.

Based on areas of interest identified via a survey administered at the first community meeting, residents began to identify major community issues drawn from their observations at the Issues and Observations Meeting in September 2007. Residents self-selected priority topics on which to focus then formed topic-specific committees to identify and map the issues that were most important to them. The outputs of this meeting were Issue Statements that synthesized each committee’s key findings and concerns related to their topic.

### ***Community Issues and Priorities***

Throughout the participation process, community representatives organized their activities around the following self-selected priority issues: Land Use and Development, Transportation, Community Services, Health and Safety, Housing, Maintenance and Appearance, Open Space and Recreation, and Youth Planning. In the process, residents identified key issues within each category and developed and prioritized goals. Distinctions were made between short-term and long-term goals and those which could be addressed by the community versus those that required assistance from the County and service providers. These draft goals and policies served as the basis for the final goals, policies, and implementation actions of the community plan.

Issues were turned into opportunities at the next community meeting in October 2007. Building on the Community Vision and committee Issue Statements, participants started developing their draft goals and policies. After the meeting, participants continued to work with their committees to develop their preliminary recommendations. These recommendations were revised and prioritized in November 2007 at the Plans and Proposals meeting. At this meeting, participants also identified what groups and resources would need to be mobilized to implement their recommendations.

**Table 36: Community Issues**

<b>Community Issue Statements (September 19, 2007)</b>	
Community Services	<p>We need to address the following for community services:</p> <ul style="list-style-type: none"> <li>▪ lack of meeting space, educational and fitness programs for residents of all ages</li> <li>▪ lack of opportunity due to lack of personal funds</li> <li>▪ lack of knowledge of cultural differences</li> </ul>
Health & Safety	<p>[The main health and safety issues are:]</p> <ul style="list-style-type: none"> <li>▪ Emergency preparedness</li> <li>▪ Medical clinic in the community</li> <li>▪ Neighborhood watch</li> <li>▪ Hazardous materials protection</li> <li>▪ More opportunities for physical activity</li> <li>▪ Trash cans in front yards</li> </ul>
Housing	<p>The critical issues in Hacienda Heights are the need for a diversity of housing types, lack of public information and lack of maintenance and property upkeep, which affects neighborhood quality and housing affordability.</p>
Land Use & Development	<p>Protect, preserve, and enhance community character by preserving and increasing open space, managing density, and redeveloping commercial areas to create a pleasant gathering place for residents.</p>
Maintenance & Appearance	<p>The main maintenance and appearance issues in Hacienda Heights are improving the appearance, cleanliness, uniformity, and landscaping of walls and public areas by raising standards and enforcing existing laws and regulations.</p>
Open Space & Recreation	<p>The main open space and recreation issues are matching open space with appropriate uses for all ages; maintenance/preservation; access; fire protection; and communication with the community.</p>
Transportation	<p>The main transportation issue in Hacienda Heights is the need for expediting the flow of traffic by enforcement of improved traffic regulations and increase in other modes of transportation.</p>
Youth Planning	<p>The main issues affecting youth are:</p> <ul style="list-style-type: none"> <li>▪ lack of a central gathering place,</li> <li>▪ graffiti and vandalism,</li> <li>▪ lack of landscaping, beautification, lighting, and paving along roads and streets, and</li> <li>▪ lack of choices for restaurants.</li> </ul>

Next, participants turned their issues into opportunities by formulating specific goals and policies to address the identified issues. Their priority recommendations are listed below.

**Table 37: Community Goals** (February 27, 2008)

Community Services	<ul style="list-style-type: none"> <li>Establish a community center for inter-cultural events</li> <li>Subsidize fine arts and skills enrichment</li> <li>Wi-Fi services for Hacienda Heights</li> <li>Create intercultural community-wide activities</li> <li>Expand library services and resident fitness programs</li> </ul>
Health & Safety	<ul style="list-style-type: none"> <li>Prepare for emergencies</li> <li>Establish a medical clinic/urgent care center</li> <li>Provide hazardous materials protection</li> <li>Improve physical activity</li> <li>Improve trash collection and sanitation</li> </ul>
Housing	<ul style="list-style-type: none"> <li>Assess housing need</li> <li>Identify various types of housing</li> <li>Support code enforcement</li> <li>Ensure affordability for varying levels of income and needs</li> <li>Raise awareness through public education</li> <li>Build affordable housing by using grants</li> </ul>
Land Use & Development	<ul style="list-style-type: none"> <li>Protect existing open space from impacts of new development</li> <li>Encourage dedication of some open space to a land preservation agency</li> <li>Require mandatory setbacks for buildings</li> <li>Allow mixed-use where appropriate</li> <li>Require berms and trees in commercial areas</li> </ul>
Maintenance & Appearance	<ul style="list-style-type: none"> <li>Uniform walls along major streets</li> <li>Clean and well-maintained commercial areas</li> <li>Conforming signage</li> <li>Fully maintained and landscaped public right of ways</li> </ul>
Open Space & Recreation	<ul style="list-style-type: none"> <li>Maintain and expand open space</li> <li>Create a local communication center</li> <li>Protect and preserve views</li> <li>Ensure appropriate use and access of space and facilities</li> <li>Create a safe and well-maintained environment</li> <li>Mandate a regular goal review and public reporting of results</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>Establish a passenger train station, park and ride, and community transit system</li> <li>Promote education and enforcement of traffic laws</li> <li>Improve traffic flow in commercial zones</li> <li>Improve directional signage</li> <li>Maintain proper traffic signal synchronization</li> </ul>
Youth Planning	<ul style="list-style-type: none"> <li>Create a gathering place for young people with entertainment, restaurants, and places to hang out</li> <li>Increase street lighting for pedestrian and driver safety</li> <li>Increase landscaping along roads, streets, and islands</li> <li>Improve maintenance and appearance of school facilities</li> <li>Improve appearance of walls along major roads</li> <li>Update activities at community centers and parks</li> <li>Enforce laws against tagging</li> </ul>

After taking part in a workshop and rehearsal, committee chairs presented their committees' recommendations in February 2008. Over 200 people who live, work, learn, and play in Hacienda Heights attended the Community Presentation, including Supervisor Don Knabe, along with his Planning and Field Deputies; the Director of Regional Planning, along with several members of his senior staff and multiple planners; leaders from other county agencies; local community and school leaders; and, residents from all corners of the community. The committee chairs presented their recommendations on how to address key issues in the Plan. After the presentation, attendees participated in an interactive Open House, which provided an opportunity for attendees to provide feedback, ask questions, and view committee posters depicting key recommendations.

The Community Presentation in February 2008 culminated the formal community participation phase. During this phase, community members successfully and purposefully articulated a clear vision of the future, identified their most important issues, developed draft goals and policies, prioritized their recommendations, and shared their recommendations with their friends, neighbors, elected leaders, and service providers. Through their hard work and dedication, the residents of Hacienda Heights developed the foundation of the Hacienda Heights Community Plan. Participants exceeded expectations at every step in the process and truly proved themselves to be experts on their community.

### ***Community Activities***

In addition to community meetings, two outdoor activities were held to engage community members and evaluate community issues in new and exciting ways. In August 2007, Planning in the Park was held at Los Robles Park. The purpose of this event was to allow residents who were unable to attend regularly scheduled community meetings to learn about the Community Plan Update effort, to review work that had been produced, and to make suggestions for areas of focus. This event provided residents and planners an opportunity to discuss issues on a one-on-one basis. New participants were brought into the process and planners learned about people's personal concerns and desires for the community. Representatives from the Department of Parks and Recreation were also present to listen to concerns. In October 2007, a community Walk-About was held. Participants formed two groups and took to the streets to get an "eyes-on" perspective of specific community issues through a guided walk through commercial areas, residential neighborhoods, and along major thoroughfares. Participants' observations were collected with cameras, by facilitators who took notes, and via a survey administered at the end of the walk.

These two activities took participants and planners out of the traditional community meeting setting to explore Hacienda Heights in interactive and dynamic ways. Participants' observations and activity outcomes supplemented the work conducted during the community meetings.

### ***Youth Engagement***

The Hacienda Heights Community Plan Update process sought to engage and include all residents of Hacienda Heights. As the future residents, employees, employers, and leaders of Hacienda Heights, the youth of the community played a key role in developing the Plan. Starting in November 2008, a dedicated group of high school students from Hacienda Heights began to attend community meetings and formed a Youth Planning Committee. This committee co-presented with planners on the Community Plan Update to their classmates at school and administered a survey to their fellow students to gather information on youth's issues and priorities in the community. Representatives from the Youth Planning Committee presented their results at the February 2008 Community Presentation.

The committee members' enthusiasm and creativity led them to continue to explore youth-related issues beyond the presentation. In two subsequent workshops, the committee members brainstormed possible activities to explore their issues and designed a specific, original initiative related to the issues



they care about most: access to healthy foods; safe, family-friendly places to gather; and environmental stewardship. Implemented in July 2008, the Hacienda Heights Restaurant Evaluation Demonstration Project sought to explore the current restaurant situation in Hacienda Heights as it relates to food options, recycling, and ambiance. Using a survey, rating tool, maps, and cameras, Youth Planning Committee members worked with planners and a representative of the Los Angeles County Department of Public Health to survey restaurants in the community's main commercial corridor. Participants discovered more healthy food options than they had anticipated and also identified areas that could be improved, such as recycling and reusable container use. These results were used to develop a guide to healthy eating in the community and to support goals and policies in the Plan.

The work done with the Youth Planning Committee was ground-breaking and original. For the first time in the Department's history, planners partnered with students as part of a Community Plan Update for an unincorporated area. Participants gathered observations and data that were used to create useful tools to support community health now. The results of the students' work also helped develop policies that will encourage healthy, environmentally-friendly practices for the future, and ensure that Hacienda Heights continues to meet the evolving needs of its young people.

### ***Community Knowledge Building***

In addition to the meetings and activities in which Hacienda Heights residents directly participated to shape the future of their community, specific products and tools were created throughout the Community Plan Update process to provide information to people outside of meeting times.

*You Spoke, We Listened* was released after each community meeting in order to provide prompt and thorough answers to questions raised during the meetings. Published in six installments, the documents provided information on activities and resources throughout the community and county. Issues included wireless internet networks, incorporation, graffiti, home loans, water maintenance, trash collection, community plan implementation, funding, and next steps. *You Spoke, We Listened* became a valuable means through which to answer questions and provide information on community issues.

The Community Plan Update Poster provided a "snapshot" of the entire community participation phase of the Community Plan Update. The purpose of the poster plan was to synthesize the work completed during the community participation phase, generate enthusiasm for the Plan Update, and provide information on important next steps. The poster included a timeline of the award-winning community participation phase, key committee recommendations, and the action plan that serves as the organizational framework for the Plan. The poster was distributed throughout the community in both a small and large-format to increase awareness about opportunities for involvement and to provide information on the planning process.

Finally, the Hacienda Heights Community Plan Update Newsletter, published in November 2008, served to keep residents apprised of planner's progress in incorporating their feedback to develop the Community Plan. The newsletter showcased the Youth Planning Committee's achievements over the summer of 2008, explained the uniform land use legend utilized in the Community Plan, and provided information on planning efforts for the community center being coordinated by the Fourth Supervisorial District.

### ***Partnerships and Collaboration***

Building on the foundation laid by the community, planners partnered with other County departments to explore the recommendations, refine the proposed goals and policies, plan for program implementation, and gather support to ensure success. Plan development is an iterative process, and in this case, the community was included in even the earliest steps of development and subsequent rounds



of review. The Plan began with and will be realized by the dedicated residents and stakeholders who have committed, and will continue to commit, their time, energy and interests to Hacienda Heights.

Planners collaborated with each other, community organizations, and partners in other County Agencies in new ways during the Plan development process. Non-traditional forms of collaboration included charrettes, workshops, and summits. During charrettes planners focused on developing specific components of the Plan. Pulling from best-practices from across the nation, the charrette sessions were highly intensive, interactive, creative, and collaborative. Workshops and summits were also held within the Department of Regional Planning with planners from the Zoning Enforcement, Subdivisions, Impact Analysis, Housing, General Plan, Community Studies II, Zoning Permits, and Countywide Studies Sections. These meetings focused on presenting and discussing draft components of the plan, developing a methodology for conducting land use conversions, and evaluating the environmental impacts of community plans.

During these summits and workshops planners provided input on the Plan's implementation, enforcement, and utility. An intra-agency summit was also conducted with representatives from the Fourth District Field Office, County Departments of Public Works, Parks and Recreation, Library, Public Health, Sheriff, and Sanitation Districts. At this meeting County staff from the various agencies that work in Hacienda Heights previewed draft components of the plan and environmental review and provided their input on the goals and policies and implementation program. In addition to this summit, partners from these County agencies participated in and provided their feedback and expertise at numerous community activities and meetings and during consultations with planners throughout the process.

### ***Planning Values***

All aspects of the Community Plan are informed by a set of core values that ground and guide the Plan. The core values of the Hacienda Heights Community Plan are:

Collaboration: The issues and actions identified in the Community Plan are multi-dimensional and complex. As such, it takes a collaborative effort to accomplish the Plan's goals. Working in partnership with individuals from public agencies, private organizations, and throughout the community, participants in planning and implementation of the Plan can come together to achieve the community's vision.

Participation: The dedicated commitment and ongoing participation of community members, service providers and elected officials will ensure that the Plan's implementation over time remains in line with the community vision. Community participation also demonstrates to elected leaders and service providers that constituents support the implementation of the Plan and expect results.

Accountability: By adopting this Plan, elected leaders have expressed their commitment to achieving the community's vision by adhering to the Plan's goals and policies and by using the implementation actions to guide their work. Accountability means that all stakeholders take responsibility for their respective components of the Plan.

Community Oversight: This Plan was guided by and created for community members and stakeholders. Their oversight is critical to ensuring that the Plan remains true to their collective vision. Oversight is built into the Plan to achieve this through continued partnerships and open communication between residents, stakeholders, and service providers.

**Stewardship:** In order for the Community Plan to be effective in achieving the community's goals, people who live, learn, work, and play in Hacienda Heights will have to take an active role in ensuring the Plan's timely and thorough implementation. Community members and service providers can and should provide feedback on and insights into the Plan's effectiveness.

### ***Planning Assumptions***

The Hacienda Heights Community Plan articulates a vision of the future and lays out a path to get there. The Plan also considers certain requirements, assumptions, and constraints, including the political, economic, and social realities of Los Angeles County.

The Plan is a blueprint for future growth and development in the community to be used in a number of important ways by various stakeholders, including but not limited to residents, community organizations, developers, elected officials, and county service providers. While each stakeholder may have different reasons to use the Plan, each should be guided by the Plan's goals, policies, and implementation actions so that all individual activities are consistent with and support the community vision.

Most importantly, the success of the Plan requires that community members and other stakeholders continue to play an active role in shaping the future by working with elected officials, planners and service providers to evaluate and monitor the Plan's achievements and barriers to success on an ongoing basis. This strong partnership will continue to serve the community during Plan implementation and evaluation over time. Elected officials, planners, residents, business owners, and community representative organizations in Hacienda Heights will serve as stewards to help guide and monitor the Plan's implementation.

In addition, the success of the Plan is contingent upon the continued availability of County resources, both financial and other, and support. Political and financial support, plus strong leadership on the part of the County, will all be required to harness existing resources and acquire additional ones to implement the Plan.

### **Conclusion**

The extensive community outreach and participation process provided the vision and priority goals and policies that formed the basis of the community plan. The research and background found in this background report and additional analyses completed for the Land Use Report provide the technical support for the community's vision. Together, the vision and technical analyses form the foundation of a comprehensive Community Plan.

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